

EXHIBIT 11



Ericson Alviz <ericson@cityfmgmt.com>

Fwd: Sears Retail AC Installation

1 message

Mon, Jun 24, 2019 at 2:28 PM

Jimmy Shomof <jimmy@shomofgroup.com>
To: Jonathan Shomof <jon@shomofgroup.com>, dkupetz@sulmeyerlaw.com, dkuv@sulmeyerlaw.com
Cc: Izek Shomof <izek@shomofgroup.com>, Diony Rebula <diony@cityfmgmt.com>, Ericson Alviz <ericson@cityfmgmt.com>

Please confirm you have these emails.

Izek and Jon also cc'd on this email.

Thanks,

Jimmy Shomof
shomof | group
7243, Spring BL 8th Floor
Los Angeles, CA 90014
Office: 213-375-1007
Cell: 310-780-7435

Forwarded message

From: Leo Pustilnikov <leo@slinvestments.com>
Date: Mon, May 16, 2017 at 7:03 AM
Subject: Re: Sears Retail AC Installation
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>, Izek Shomof <izek@shomofgroup.com>, Diony Rebula <diony@cityfmgmt.com>
Cc: Vrej Baghoomian <vj@alliancemechanicalgroup.com>, Jimmy Shomof <jimmy@shomofgroup.com>, Jonathan S <JON@shomofgroup.com>, Shaw, Alan <Alan.Shaw@searshc.com>

Dolores,

To recap the points:

1. HVAC - we would prefer to do the HVAC now as everything is ready. The permitting took forever and we already did the structural in the service center to support the units. Maybe we can start at a slower/less invasive pace for the time being?
2. Seismic - we have been hoping to have had the seismic permits for a while now but given the size and complexity and city code changes, things have come up. We now anticipate having permits around September of this year with the goal of beginning early 2018.
3. I just a reimbursement for all the work we have done per the lease which was approximately \$1.5M of which approximately \$500k was for the equipment. Diony will send you proof of payment for the HVAC equipment (Diony, please email proof of payment). Do you need anything else for the other \$1M or so in reimbursements? As for the process, we discussed doing an escrow which Jack made overly complicated and I thought we ultimately settled on the idea that the best process would be that we submit invoices to Sears and get reimbursed as the funds are with Sears and not escrow? Some of these expenses have been borne by ownership for nearly a year so it would be nice to get reimbursement for it sooner rather than later.
4. Computer room - Jimmy was working on this. Jimmy, can you please update Dolores regarding the vendor work and vendor negotiations?
5. Story layout - when the plans are done, please email them to us along with any questions you may have so that we can address.
6. Tower sign - Jimmy was working on this and will update you.
7. The only outstanding item outside of the above that I recall is that we have discussed lease clean up issues last year (primarily the issues we addressed when we met in Chicago) but we never formalized or finalized them which we should sooner rather than later. I believe you have a spreadsheet of these issues. Let me know if you would like to finalize this now.

best,
leo

On Thu, May 11, 2017 at 2:17 PM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

I spoke with legal and here are my remarks:

- HVAC: the outside date per the amendment was already missed, you were to be fully installed by April 1st 2017. With that being the case, I am asking that the HVAC and Seismic be done at the same time. The expense of moving product and fixtures will be double if we need to do twice. This is a great store for Sears and we do not want to affect the customer and associates more than needed.
- Seismic: are you still on track to have the permit later this year with a construction start in the Sears space January 2018?
- Reimbursement for HVAC equipment: I need all of the invoices showing that the equipment has been paid for, any contracts for maintenance that were purchased with the equipment. If we were to follow the lease and have a 3rd party title company hold the escrow, these would be the requirement and if Sears was to ask for reimbursement, I feel that we would be required to submit the same.
- Computer room: The computer room has been fully built, is there an ETA on when the data line will be pulled? Leo has been provided with all of the vendors to complete the work required
- Store Layout: Store Planning is working on an update, per the last CAD file submitted, they have some questions on the rooms that are on the premier of the sales floor to know what to convert them to. We should have something in the next week or 2, then follow that up with a cost estimate.
- Signs: after the installation of the tower signs, 1 side the "S"s are not lite, is there an ETA on when those will be repaired?

Does this cover all the outstanding items? If not please let me know, if anyone has any questions or concerns please let me know.

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: 8C-170B -3333 Beverly Road - Hoffman Estates, IL 60179

(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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From: Izek Shomof [mailto:izek@shomofgroup.com]
Sent: Thursday, May 11, 2017 12:40 PM
To: Vrej Baghoomian
Cc: Guarnaccia, Dolores; Jimmy Shomof; Jonathan s; Leo Pustilnikov
Subject: Re: Sears Retail AC installation

Jimmy and Leo can you work with Vjay and Sears to get this started. Thanks.

Sent from my iPhone

On May 11, 2017, at 10:20 AM, Vrej Baghoomian <vj@alliancemechanicalgroup.com> wrote:

Dear Dolores , per my previous email dated April 25th , I am waiting for your respond regarding the scheduling of the work . As i mentioned we need these area to be cleared from racks phase by phase and section by section as I have shown on the floor plan . Please let me know when can you starting the Phase 1 Section A area . If you would like I can meet the store people for coordination . Now we have all the equipment and we can start the project .Each section of each phase I need 6-7 weeks to complete depending on the situation above the ceiling .

ALLIANCE MECHANICAL GROUP, INC.
VREJ VJ BAGHOOMIAN
5838 SAN FERNANDO RD # B
GLENDALE ,CA 91202
TEL: 818-955 1060
FAX: 818-955 1057
CELL: 818-441 8870
STATE LIC # 1015815

Well done is better than well said." Benjamin Franklin

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Please consider the environment ,before printing this e-mail

<SEARS PHASING GROUND FLOOR.pdf>

<SEARS SECOND FLOOR PHASING.pdf>

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EXHIBIT 12



Ericson Alviz <ericson@cliffmgt.com>

Fwd: ATT/server room move
1 message

Mon, Jun 24, 2019 at 2:41 PM

Jimmy Shomof <jimmy@shomofgroup.com>
To: Jonathan Shomof <jon@shomofgroup.com>, dkupelz@sulmeyerlaw.com, ckwu@sulmeyerlaw.com
Cc: Izek Shomof <izek@shomofgroup.com>, Diony Rebula <diony@cliffmgt.com>, Ericson Alviz <ericson@cliffmgt.com>

See below following up with Dolores and Alan about a walk of the store. (They only plan for mid July)

Jimmy Shomof
shomof | group
724 S. Spring St, 8th Floor
Los Angeles, CA 90014
Office: 213-378-1007
Cell: 310-780-7435

----- Forwarded message -----
From: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Date: Wed, Jun 7, 2017 at 4:37 PM
Subject: RE: ATT/server room move
To: Jimmy Shomof <jimmy@shomofgroup.com>
Cc: Leo Pustilnikov <leo@slinvestments.com>, Wolski, Martin <Martin.Wolski@searshc.com>

I'll give you a few weeks notice.....thanks

Dolores M Guarnaccia
Director, Construction - Real Estate
Office: 8C-1708-3333 Beverly Road - Hoffman Estates, IL 60179
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From: Jimmy Shomof (mailto:jimmy@shomofgroup.com)
Sent: Wednesday, June 07, 2017 9:46 AM
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Leo Pustilnikov <leo@slinvestments.com>; Wolski, Martin <Martin.Wolski@searshc.com>
Subject: Re: ATT/server room move

Hi Dolores,

Sounds good. Let us know a few weeks before so we can coordinate.

Thanks,

Jimmy Shomof

shomof | group
208 W. 6th St. Suite 100
Los Angeles, CA 90014
Office: 213-221-7874
Cell: 310-780-7435

On Wed, Jun 7, 2017 at 7:34 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

Martin and I are looking into flights for July 10th...I know that's a long time from now, but with small kids and other major projects (and yes, yours is a major project too) that's the soonest I can get out of the office to hit California....

Dolores M Guarnaccia

Director, Construction - Real Estate

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From: Jimmy Shomof (mailto:jimmy@shomofgroup.com)
Sent: Thursday, June 01, 2017 6:45 PM
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Leo Pustnikov <leo@slhinvestments.com>
Subject: ATT/server room move

Dolores,

Hope all is well.

Last I recall, you wanted to schedule a time to come down to LA and finalize everything that's pending regarding AC and server room for Sears.

Let me know if this is still the plan. I want to get things moving with the server room re-location as well as the ATT line.

Thanks,

Jimmy Shomof

shomof | group

206 W 6th St Suite 100

Los Angeles, CA 90014

Office: 213-221-7974

Cell: 310-790-7435

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From: Jimmy Shomof <jimmy@shomofgroup.com>
Sent: Wednesday, June 26, 2019 1:12 PM
To: Kupetz, David S.; Wu, Claire K.
Cc: Jonathan Shomof; Diony Rebuta; Izek Shomof; Ericson Alviz
Subject: Fwd: 1008 La Boyle, CA

Conversation from Dolores requesting to use funds from the escrow account in mid August of 2017. (Sears claims that the fund was wiped out in April of 2017 when we did not complete HVAC. Obviously understood differently by both parties) Call me if you have any questions.

Jimmy Shomof
shomof | group
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Los Angeles, CA 90014
Office: 213-378-1007
Cell: 310-780-7435

----- Forwarded message -----

From: Jimmy Shomof <jimmy@shomofgroup.com>
Date: Mon, Aug 14, 2017 at 12:50 PM
Subject: Re: 1008 La Boyle, CA
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Leo Pustilnikov <leo@slhinvestments.com>

My opinion on this is that Sears should have their space within the building be secured. We do our best to secure the building from intruders.

Jimmy Shomof

shomof | group
206 W. 6th St. Suite 100
Los Angeles, CA 90014
Office: 213-221-7874
Cell: 310-780-7435

On Thu, Aug 10, 2017 at 5:54 PM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:
Jimmy do you have an answer?

Dolores M Guarnaccia

224-558-4003

Sent from my iPhone

Please excuse any spelling errors

On Aug 10, 2017, at 10:07 AM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

I defer to Jimmy

On Thu, Aug 10, 2017 at 7:43 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

Do you approve:

- received a quote of \$6,380 to secure the doors (12 in all).

Can I pay this from the funds, due to the fact that it's to secure the Sears from the break-ins.

Dolores M Guarnaccia

Director, Construction - Real Estate

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From: Jelic, Milan

Sent: Thursday, August 10, 2017 9:41 AM

To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>

Cc: Wood, David <David.D.Wood@searshc.com>

Subject: RE: 1008 La Boyle, CA

NO. None of them are marked as such. See attached photos.

Milan

Milan Jelic

Project Manager, Construction

Cell: 949-813-7216

milan.jelic@searshc.com

From: Guarnaccia, Dolores
Sent: Thursday, August 10, 2017 7:38 AM
To: Jelic, Milan
Cc: Wood, David
Subject: RE: 1008 La Boyle, CA

What do you mean barricaded? These are fire egress are they not?

Dolores M Guarnaccia

Director, Construction - Real Estate

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From: Jelic, Milan
Sent: Thursday, August 10, 2017 9:25 AM
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Wood, David <David.D.Wood@searshc.com>
Subject: RE: 1008 La Boyle, CA
Importance: High

Dolores - I received a quote of \$6,380 to secure the doors (12 in all). Only one would be replaced (see photo). All the others would be barricaded.

Please let me know what funding number to use to create the contract request and proceed with the work.

Milan

Milan Jelic

Project Manager, Construction

Cell: 949-813-7216

milan.jelic@searshc.com

From: Guarnaccia, Dolores
Sent: Friday, August 04, 2017 12:07 PM
To: Jelic, Milan
Cc: Wood, David
Subject: FW: 1008 La Boyle, CA

Hi! Got some time to go check out the emergency doors that have ½ glass. From what Cesar said there's about 8 doors and that's how the break-ins happened today.

Need metal doors, with panic bars, contacts etc. per code. I need a cost, then I'll figure out where the money will come from.

Dolores M Guarnaccia

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From: Guarnaccia, Dolores

Sent: Friday, August 04, 2017 1:54 PM

To: Ceballos, Cesar E <Cesar.Ceballos@searshc.com>; Medina, Francisco <Francisco.Medina@searshc.com>; Rosenthal, Rodney <Rodney.Rosenthal@searshc.com>; Calvert, Michael <Michael.Calvert@searshc.com>

Cc: Miller, Tachacka <Tachacka.Miller@searshc.com>; Garcia-1, Ricardo <Ricardo.V.Garcia@searshc.com>; Balderrama, Oscar <Oscar.Balderrama@searshc.com>; Castro, Carlos D <Carlos.Castro@searshc.com>; Ferrate, Brandy A <Brandy.Ferrate@searshc.com>; Shaw, Alan <Alan.Shaw@searshc.com>; Jelic, Milan <Milan.Jelic@searshc.com>; Wood, David <David.D.Wood@searshc.com>

Subject: RE:

I spoke to Cesar and have approved hiring of Security Guards. I also will be asking Milan Jelic from Construction to go to the store to price the replacement of the emergency door (approx' 8) from the existing doors that have glass to solid metal doors with contacts and panic bars. We will make sure that the doors and hardware are code approved, but will help securing the store.

I'll be talking to legal later today, we've sent out a notice to the LL after the first break-in, I'll see if we can get another letter out.

I'll keep everyone updated.

Dolores M Guarnaccia

Director, Construction - Real Estate

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From: Ceballos, Cesar E
Sent: Friday, August 04, 2017 1:18 PM
To: Medina, Francisco <Francisco.Medina@searshc.com>; Rosenthal, Rodney <Rodney.Rosenthal@searshc.com>; Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>; Calvert, Michael <Michael.Calvert@searshc.com>
Cc: Miller, Tachacka <Tachacka.Miller@searshc.com>; Ceballos, Cesar E <Cesar.Ceballos@searshc.com>; Garcia-1, Ricardo <Ricardo.V.Garcia@searshc.com>; Balderrama, Oscar <Oscar.Balderrama@searshc.com>; Castro, Carlos D <Carlos.Castro@searshc.com>; Ferrate, Brandy A <Brandy.Ferrate@searshc.com>
Subject:

Team,

We had another break in at the Boyle location last night and this morning, it was seen through CCTV two male Hispanics approximately 30 years of age (see individual description down below) breaking into the store.

11:13:59 PM Basement/Receiving Motion Detection Alarm Activated

11:17:43 PM BC ASM David Castro was contacted by Protection one

11:30:00 PM BC ASM David Castro Arrives to the store, Castro drives around the building to see if any possible break-ins, Castro contacts Protection one to ask if any more alarms had gone off and they stated that everything restore. They also stated they are unable to dispatch the police as the store had exhausted the amount of Police Dispatches exceeding the dispatches for the year.

11:35:28 PM Second motion sensor in receiving was activated.

11:36:49 PM Softlines ASM Tachacka Miller was contacted by protection one letting her know at this time multiple motion sensors were activating inside the store. Tachacka advised

protection one she was on her way and directed Protection One to contacted the police department. Protection notified Tachacka (also written down on their notes) that they are unable to dispatch the police as the store had exhausted the amount of Police Dispatches exceeding the dispatches for the year.

11:40:00 PM Tachacka Miller Contacted the Los Angeles Police Department for assistance

11:58:00 PM Los Angeles Police Department arrived to the location and was awaiting for Tachacka.

12:05:00 AM Tachacka arrives to the store.

12:19:26 AM Tachacka along with the police department enter the store to check both sales floor and basement .

Note: While LAPD Searched the building both suspects broke out of this door heading into another emergency stairwell

<image001.png>

<image002.png>

<image003.png>

12:25:39 AM LAPD determined that the building was clear from any subjects and that no burglary had accrued

3:17:02 AM A perimeter alarm sensor was activated (this was the same door both subjects had previously exited from, previously shown in the pictures).

3:19:00 AM Tachacka was called to notify of the alarm activation. Tachacka imminently contacted the police department for assistance.

3:32:00 AM Tachacka Contacted Asset Protection Manager Cesar Ceballos for assistance for Video. Ceballos stated he would be in route to the store.

4:53:00 AM Tachacka, Cesar and LAPD entered the store.

5:10:00 AM Through CCTV it was determined that the subjects already had exited the building with merchandise.

POINT OF BREAK IN

<image004.jpg>
<image005.jpg>
<image006.jpg>
<image007.jpg>
<image008.png>

While talking with the Sears building custodian he advised that on the South Side of the actual building there is an unsecured door that was broken into for the past couple of days. I also had the building owner respond to the location in the morning voicing security concerns. He instructed his workers to immediately begin to secure the door, escalator leading to the roof top and the drywall which is located on Olympic North Side. More information will be provided once it becomes available.

Preliminary loss estimated at: \$3,500

Individuals Notified:

-Store Manager: Francisco Medina

-Market Manager: Rodney Rosenthal

-Market AP Manager: Mike Calvert

Cesar Ceballos

Asset and Profit Protection Manager

Sears, Roebuck & Co. #1008 Boyle Heights

Cell Phone: 714-323-9589

Office: 323-981-2011

Fax: 323-981-2047

2650 E Olympic Blvd

Los Angeles, CA 90023

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Ericson Alviz <ericson@clitfymgt.com>

Fwd: 1008 - Boyle - Sears Sign not fully lighting

1 message

Jimmy Shomof <jimmy@shomofgroup.com>
To: Jonathan Shomof <jon@shomofgroup.com>, dkupetz@suimeyerlaw.com, ckwu@suimeyerlaw.com
Cc: Izek Shomof <izek@shomofgroup.com>, Diony Rebula <diony@clitfymgt.com>, Ericson Alviz <ericson@clitfymgt.com>

Mon, Jun 24, 2019 at 2:19 PM

See correspondence between Leo, Dolores, and myself below.

Jimmy Shomof
shomof | group
724 S. Spring St, 8th Floor
Los Angeles, CA 90014
Office: 213-378-1007
cell: 310-790-7435

----- Forwarded message -----

From: Guarnaccia, Dolores <Dolores.Guarnaccia@searsinc.com>
Date: Tue, May 9, 2017 at 7:16 AM
Subject: RE: 1008 - Boyle - Sears Sign not fully lighting
To: Leo Pustilnikov <leo@slinvestments.com>
Cc: Jimmy Shomof <jimmy@shomofgroup.com>

Store Planning is asking a few questions on rooms....I have to get Milan or Alan out to the store to mark up the drawing so they understand what's going on

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road - Hoffman Estates, IL 60179

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From: Leo Pustilnikov [mailto:leo@slinvestments.com]
Sent: Tuesday, May 09, 2017 9:05 AM
To: Guarnaccia, Dolores
Cc: Jimmy Shomof
Subject: Re: 1008 - Boyle - Sears Sign not fully lighting

any eta on the relay plans per the seismic drawings and a budget?

On Tue, May 9, 2017 at 8:53 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searsinc.com> wrote:

I wonder if they think we have Mickey Mouse Ear's now? LOL

I'm working the reimbursement and outside date with Robyn, I'm trying to understand the thought process behind making Sears move stuff twice, once for HVAC and once for the seismic. The store is going to suffer during this major disruption.

I want to get you an answer by end of week.

Dolores M Guarnaccia
Director, Construction - Real Estate
Office: BC-170B -3333 Beverly Road - Hoffman Estates, IL 60179
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-----Original Message-----

From: Leo Pustilnikov [mailto:leo@slinvestments.com]
Sent: Tuesday, May 09, 2017 8:49 AM
To: Guarnaccia, Dolores
Cc: Jimmy Shomof
Subject: Re: 1008 - Boyle - Sears Sign not fully lighting

It's to draw people in ,... and the refurbished signs look amazing!

In addition to the reimbursement, any eta on the relay? And are you guys okay doing the HVAC now? We already spent \$500k on equipment so we are in a rush to finish it...

Leo

Sent from my iPhone

> On May 9, 2017, at 6:45 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searsinc.com> wrote
>
> Sears has some EAR signs up LOL
>
> Take a look at the attached, can you get the 2 "S" fixed on the tower.

> Thank you
>
> Also, I need to get with Robyn today, I missed her the last 2 days to ask about the reimbursement.
>
> Dolores M Guarnaccia
> Director, Construction - Real Estate
> Office: BC-1708 -3333 Beverly Road - Hoffman Estates, IL 60179
> (P)847.286.7538 (M)224.558.4003 (F)847.286.2805 Except where an
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waiver binding Sears or any affiliate may only be evidenced by a separate signed writing.
>
> -----Original Message-----
> From: Medina, Francisco
> Sent: Tuesday, May 09, 2017 8:44 AM
> To: Guarnaccia, Dolores; Lawson, Jon
> Cc: Foerster, Larry; Guy, Damon
> Subject: RE: 1008 - Boyle - Sears Sign not fully lighting
>
>
>
> Francisco Medina
> Store General Manager
> Sears Holdings Corporation
> Boyle Heights, Ca. #1008
>
>
> To serve, delight & engage
> our Members
> while they shop their way
>
>
>

> From: Guarnaccia, Dolores
> Sent: Tuesday, May 09, 2017 8:38 AM
> To: Lawson, Jon
> Cc: Foerster, Larry; Medina, Francisco; Guy, Damon
> Subject: RE: 1008 - Boyle - Sears Sign not fully lighting
>
> Can you send me pictures and I'll send to Jimmy and Leo. Thank you
>
> Dolores M Guarnaccia
> Director, Construction - Real Estate
> Office: BC-1708 -3333 Beverly Road - Hoffman Estates, IL 60179
> (P)847.286.7538 (M)224.558.4003 (F)847.286.2805 Except where an express statement to the contrary is contained in this communication, (a) nothing in this communication is to be regarded or
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and (c) any agreement, commitment, representation, warranty, undertaking, or waiver binding Sears or any affiliate may only be evidenced by a separate signed writing.
>
> From: Lawson, Jon
> Sent: Tuesday, May 09, 2017 1:21 AM
> To: Guarnaccia, Dolores
> Cc: Foerster, Larry; Medina, Francisco; Guy, Damon; Lawson, Jon
> Subject: 1008 - Boyle - Sears Sign not fully lighting
>
> Dolores,
>
> The Boyle Store's "Sears" sign on the central tower is not fully lighting.
> These signs can be seen for quite a distance, so it is critically important that an sign (or letter) outage be repaired quickly and completely.
> I believe that maintenance of these signs is the responsibility of the LL.
>
> Should Damon (Market DFM) make contact with the LL or would you prefer that contact come directly from you?
>
> Thanks in advance.
>
> Jon Lawson
> Market Operations - M156
> Cell # 714-420-1274
>
> From: Hand, Anne
> Sent: Monday, May 08, 2017 9:22 PM
> To: Foerster, Larry; Lawson, Jon
> Subject: Boyle
>
> Anybody look at the SEARS signs on the tower lately?
> Many letters out.....
>
> Anne Hand
> SW Region VP/GM
> Cell: 780-520-5738
>
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> <IMG_0680.JPG>
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Ericson Alviz <ericson@ctiflymgt.com>

Fwd: 1008 Historical Pic - Window Openings on Olympia

1 message

Jimmy Shomof <jimmy@shomofgroup.com>
To: Jonathan Shomof <jon@shomofgroup.com>, dkupetz@sulmeyerlaw.com, ckwu@sulmeyerlaw.com
Cc: Izek Shomof <izek@shomofgroup.com>, Diony Rebula <diony@ctiflymgt.com>, Ericson Alviz <ericson@ctiflymgt.com>

Mon, Jun 24, 2019 at 5:12 PM

See below

Conversation between Leo and Dolores talking about needing to finalize negotiations on seismic work and Sears potentially having a final cost for us to get it done. Emails are September 25th

Jimmy Shomof
shomof | group
724 S. Spring St, 8th Floor
Los Angeles, CA 90014
Office: 213-378-1007
Cell: 310-760-7415

----- Forwarded message -----

From: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Date: Tue, Sep 26, 2017 at 9:16 AM
Subject: RE: 1008 Historical Pic - Window Openings on Olympia
To: Leo Pustilnikov <leo@slinvestments.com>
Cc: Jimmy Shomof <jimmy@shomofgroup.com>

Okay, let check Alan's schedule and I'll get back to you

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: 8C-170B -3333 Beverly Road - Hoffman Estates, IL 60179

(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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From: Leo Pustilnikov (mailto:leo@slinvestments.com)
Sent: Tuesday, September 26, 2017 2:20 AM
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Jimmy Shomof <jimmy@shomofgroup.com>
Subject: Re: 1008 Historical Pic - Window Openings on Olympia

I can do November 2 or any time after November 9

Sent from my iPhone

On Sep 25, 2017, at 11:01 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

Thank you, I might even have a final fixture plan and cost for you.....Alan and I are traveling on the following dates:

October 3rd

October 19th

October 25th

If you can give me a few other dates, I'll check Alan's schedule.

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: 8C-170B -3333 Beverly Road - Hoffman Estates, IL 60179

(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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From: Leo Pustilnikov [mailto:leo@slinvestments.com]
Sent: Monday, September 25, 2017 12:46 PM
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Jimmy Shomof <jimmy@shomofgroup.com>
Subject: Re: 1008 Historical Pic - Window Openings on Olympia

For you I can come out anytime to finalize all our outstanding items)

Sent from my iPhone

On Sep 25, 2017, at 10:33 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

Are you heading this way any time soon?

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: 8C-170B -3333 Beverly Road – Hoffman Estates, IL 60179

(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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From: Leo Pustilnikov [mailto:leo@slinvestments.com]
Sent: Monday, September 25, 2017 11:03 AM
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Jimmy Shomof <jimmy@shomofgroup.com>
Subject: Re: 1008 Historical Pic - Window Openings on Olympia

it's double... which by the way, we never finalized all the outstanding items that we've been discussing for the last year... when can we settle them?

thanks,

leo

On Mon, Sep 25, 2017 at 9:01 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

The retail level that Sears is retaining

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: 8C-170B -3333 Beverly Road – Hoffman Estates, IL 60179

(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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From: Leo Pustilnikov [mailto:leo@slinvestments.com]
Sent: Monday, September 25, 2017 10:36 AM
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Jimmy Shomof <jimmy@shomofgroup.com>
Subject: Re: 1008 Historical Pic - Window Openings on Olympia

which windows? I think we planned on opening all of them...

On Mon, Sep 25, 2017 at 8:33 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

Leo, what historical requirements is the City putting on Boyle? We would like to open some windows. Wondering if it's to the below picture or something else?

<image001.jpg>

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-1708 -3333 Beverly Road - Hoffman Estates, IL 60179

(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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Ericson Alviz <ericson@cliffmgt.com>

Fwd: Flagpole Repairs

1 message

Jimmy Shomof <jimmy@shomofgroup.com>
To: Jonathan Shomof <jon@shomofgroup.com>, dkupeiz@sulmeyerlaw.com, ckwu@sulmeyerlaw.com
Cc: Diony Rebula <diony@cliffmgt.com>, Izek Shomof <izek@shomofgroup.com>, Ericson Alviz <ericson@cliffmgt.com>

Mon, Jun 24, 2019 at 2:33 PM

See below convo between Leo and Dolores mentioning they're scheduling a time to come to LA to walk the store in late May / Early April.

Jimmy Shomof
shomof | group
774 S. Spring St. 6th Floor
Los Angeles, CA 90014
Office: 213-378-1007
Cell: 310-780-7435

----- Forwarded message -----

From: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Date: Wed, May 17, 2017 at 8:14 AM
Subject: RE: Flagpole Repairs
To: Leo Pustilnikov <leo@shinvestments.com>
Cc: Jimmy Shomof <jimmy@shomofgroup.com>

Looking at schedules now with Martin and Alan should know more tomorrow

If you can just take care of the tree's. I'll tell Facilities they need to fix the pole themselves

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road - Hoffman Estates, IL 60179

(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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From: Leo Pustilnikov [mailto:leo@shinvestments.com]
Sent: Wednesday, May 17, 2017 10:14 AM
To: Guarnaccia, Dolores
Cc: Jimmy Shomof
Subject: Re: Flagpole Repairs

Yes but the tree maintenance is separate from the flag pole but it's being taken care off...

When are you scheduling the trip for?

Thanks,

Leo

Sent from my iPhone

On May 17, 2017, at 4:51 PM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

Are you to maintain the property with tree trimming etc. and we pay CAM for it?

Also, I'm scheduling a trip to LA to walk the store with you and Jimmy to discuss the HVAC / Seismic phasing requirements

Dolores M Guarnaccia
Director, Construction - Real Estate
Office: BC-170B -3333 Beverly Road - Hoffman Estates, IL 60179
(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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From: Leo Pustilnikov [mailto:leo@slinvestments.com]
Sent: Wednesday, May 17, 2017 2:11 AM
To: Guarnaccia, Dolores
Cc: Jimmy Shomof
Subject: Re: Flagpole Repairs

Dolores,

The string seems to have been going on for 2-3 months and this is the first time we heard of it. I just want to note that and also note that the lease has no mention of flag but it seems like a fair request. What's the status of our reimbursement and restarting the final lease amendment?

Best,

Leo

Sent from my iPhone

On May 16, 2017, at 10:33 PM, Guarnaccia, Dolores <Dolores.Guarnaccia@searsinc.com> wrote:

Do you guys plan on trimming the trees back? The flag pole is over grown and it's hard to display the flag. And yes it's a corporate requirement

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road - Hoffman Estates, IL 60179

(P)847.286.7536 (M)224.558.4003 (F)847.286.2805

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From: Medina, Francisco
Sent: Sunday, May 14, 2017 12:28 PM
To: Balderrama, Oscar; Guy, Damon
Cc: Guarnaccia, Dolores; Lawson, Jon
Subject: RE: Flagpole Repairs

fyi

Francisco Medina
Store General Manager
Sears Holdings Corporation
Boyle Heights, Ca. #1008

TO SERVE, DELIGHT & ENGAGE
OUR MEMBERS

while they shop their way

From: Balderrama, Oscar
Sent: Saturday, May 13, 2017 6:43 AM
To: Guy, Damon
Cc: Medina, Francisco
Subject: FW: Flagpole Repairs

Damon,

Did you receive a response regarding the flag pole issue in our store? The trees around the flag poles are preventing the store from displaying the flag.

From: Medina, Francisco
Sent: Friday, March 10, 2017 2:04 PM
To: Guy, Damon; Lawson, Jon; Balderrama, Oscar
Subject: RE: Flagpole Repairs

any updates from Landlord?

Francisco Medina
Store General Manager
Sears Holdings Corporation

Boyle Heights, Ca. #1008

**TO SERVE, DELIGHT & ENGAGE
OUR MEMBERS**

while they shop their way

From: Medina, Francisco
Sent: Monday, March 06, 2017 2:26 PM
To: Guy, Damon; Lawson, Jon; Balderrama, Oscar
Subject: RE: Flagpole Repairs

thank you Damon, we need o have the US flag represented even if re-location is needed

Francisco Medina
Store General Manager
Sears Holdings Corporation
Boyle Heights, Ca. #1008

**TO SERVE, DELIGHT & ENGAGE
OUR MEMBERS**

while they shop their way

From: Guy, Damon
Sent: Monday, March 06, 2017 5:19 AM
To: Lawson, Jon; Balderrama, Oscar; Medina, Francisco
Subject: RE: Flagpole Repairs

Team,

Landlord is responsible. I will email request to them today.

Thank you.

Damon Guy
District Facilities Manager
cell: (714) 944-3002
damon.guy@searshc.com

Vendor Numbers for After Hour Calls

National Numbers

Commercial Solutions (Hours & Glass) 1-800-596-9751

Facility Repairs (Crews) (800) 433-6114

Telspan/T&S (For materials Group) 1-800-364-1700

ADT 1-800-328-1122

Protection One 1-855-375-7327

Global Emergency/Alarm 1-888-429-5125

Sears Systems Help Desk 1-800-356-1400

Facility Phone Help Desk 1-800-655-5685

Refrigerator 1-800-275-1123

Sears Auto Help Desk 1-800-693-8277

Sears Risk Management 1-800-727-6171

Medical Risk Management 1-878-173-4437, and

Home Depot Replenishing Services Help Desk 888-553-7663 (S&S Jean 1/16)

Phoenix Energy 1-877-724-8117 option 2

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From: Lawson, Jon
Sent: Sunday, March 05, 2017 8:38 PM
To: Balderrama, Oscar; Guy, Damon; Medina, Francisco
Subject: RE: Flagpole Repairs

Oscar,

Have you asked the LL to address? Do they own the landscaping?

Jon Lawson
Market Operations - M156
Cell # 714-420-1274

From: Balderrama, Oscar
Sent: Sunday, March 05, 2017 12:30 PM
To: Guy, Damon; Medina, Francisco; Lawson, Jon
Subject: RE: Flagpole Repairs

Damon,

Tree continue to be an obstacle. Current view is attached for your review.

From: Guy, Damon
Sent: Thursday, March 02, 2017 4:59 PM
To: Medina, Francisco; Balderrama, Oscar; Lawson, Jon
Subject: RE: Flagpole Repairs

Oscar,

In the past the trees have been an issue with putting the flags up. Is it okay now?

Damon

From: Medina, Francisco
Sent: Thursday, March 02, 2017 9:12 AM
To: Balderrama, Oscar; Lawson, Jon
Cc: Guy, Damon
Subject: FW: Flagpole Repairs

Oscar

Please submit a help ticket to get our US flag back up

Francisco Medina
Store General Manager
Sears Holdings Corporation
Boyle Heights, Ca. #1008

TO SERVE, DELIGHT & ENGAGE
OUR MEMBERS
while they shop their way

From: Guy, Damon
Sent: Wednesday, March 01, 2017 4:38 PM
To: Guy, Damon
Cc: Lawson, Jon; Ramirez, Vincent R; Coblan, Edgar (RetailServices); Garrica, Jonathan (RetailServices); Gamier, Cliff (RetailServices); Goodwell, Jyl (RetailServices); Long, Waymond (RetailServices); Pollock, Bryan; Romero, Jose (RetailServices); Arellano, Jesus; Balderrama, Oscar; Briggs Jr, Emmett; Cantos, Jack G; Cayaban, Michelle; Conde, Isabel; Espinoza, Isaac; Esquivel, Elizabeth; Fernando, Harin; Flores Sanchez, Antonio; Freeman, Ashley; Garcia, Luis-3; Gorezar, Artour; Lopez, Daniel; Martinez, Mario; Noguchi, Donna; O'Keefe, Christopher; Perry, Mona; Revuelta, Ana I; Shimauchi, Ian; Souza, Edwin; Sparks, Charlie; Wong, Jeremy; Young, Jesse D; Alvarez, Gabriel; Arteaga, Erasmo; Christopherson, Steve; Oebus, Mark; Garrison, Shirley M; Gasca-Nunez, Juan; Gonzalez, Carlos; Kennedy, Tom; Lazarte, Yerko; Lepiz, Lucia; Manzo, Jose J; Medina, Francisco; Otero, Corey J; Rostomyan, Veronika; Ruvalcaba, Martha; Sherer, William S; Sherman, Madeline; Valentine, Qiana; Villi, Tessie M
Subject: Flagpole Repairs

Store Teams,

If you have need for flagpole repairs (broken rope, bad pulley, no tie down, etc.), please see the contact information below.
They will take your Pcard as payment for the repairs.

Please contact me if you contact this vendor. Then I will be aware of the situation when Joe calls me for approval to go to your site.

Joseph (Joe) Giha
Southern California Flagpole
Company Inc.
4551 York Blvd. LA, CA 90041
O: (323) 257-8201
F: (323) 257-3351

Thank you.

Damon Guy
District Facilities Manager
cell: (714) 944-3002
damon.guy@searshc.com

Vendor Numbers for After Hour Calls

Facetial Numbers

Commercial Solutions Doors & Glass 1-866-698-0253.

Forlath Repairs Crown (800) 883-6314

Islyen/FMK (Fire materials Group) 1-866-364-1700

ADT 1-800-426-7124

Protection One 1-855-471-7327

Gate of Computer/Baker 1-888-825-5323.

Sears Systems Help Desk 1-800-898-1500.

Kmart Phone Help Desk 1-800-893-5685.

Schneider 1-800-225-3123

Sears Auto Help Desk 1-800-898-8377

Sears Risk Management 1-800-727-0121.

Kmart Risk Management 1-888-673-4437. and

Kalermeyer Bergensons Services Help Desk 888.553.2663 (888 Klean Me)

Phoenix Energy 1-877-578-4917 option '2'

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Exhibit 12 331

Edison Aliz <edison@edisonmg.com>

Fwd: FW: 1008 Sears Boyle Heights, CA - Air Conditioning

1 message

Jimmy Shomol <jimmy@shomolgroup.com>
To: Jonathan Shomol <jon@shomolgroup.com>, dnyupet@shomolgroup.com, clw@shomolgroup.com, Edison Aliz <edison@edisonmg.com>
Cc: Izek Shomol <izek@shomolgroup.com>, Diony Rebuta <diony@edisonmg.com>, Edison Aliz <edison@edisonmg.com>

Jimmy Shomol
Shomol Group
724 S. Spring St, 8th Floor
Los Angeles, CA 90014
Office: 213.778.1007
Cell: 210.780.1435

----- Forwarded message -----
From: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Date: Mon, Mar 5, 2018 at 8:31 AM
Subject: FW: 1008 Sears Boyle Heights, CA - Air Conditioning
To: Leo Pushtikov <leo@shomolinvestments.com>, Jimmy Shomol <jimmy@shomolgroup.com>

Did you receive your Seismic permit? If so can you share a detailed schedule? Thank you

Dolores M Guarnaccia
Director, Construction - Real Estate
Office: BC-170B-3333 Beverly Road - Hoffman Estates, IL 60139
(P) 847.286.7538 (M) 224.558.4003 (F) 847.286.2805

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From: Guy, Damon
Sent: Friday, March 02, 2018 7:03 PM
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Higley, Howard <Howard.Higley@searshc.com>; Guy, Damon <Damon.Guy@searshc.com>
Subject: 1008 Sears Boyle Heights, CA - Air Conditioning

Dolores,

As I make plans in air conditioner preparation for the season, I would like to know if the landlord has plans to connect the RTUs that they have installed on the roof of the old parts & repair center. Can you please provide me with an estimated date when these new RTUs will be tied into the store?

Thank you,

Jonathan Guy
District Facilities Manager
Cell M: (714) 944-3002
dave.guy@searshc.com

Winget Numbers for Allot Heat Cals
Commercial Buildings (Dolores & Guy)
18001 098-4303
Furnace Repair - Crown Ltd
18001 983-6314
Commercial Floor
18001 556-4501
AOT
18001 428-7124
Prideaux One
18001 471-3327
Global Computer Ser
18001 625-5323
Sears Service Meter Dash
18001 898-1500
Sanford
18001 229-3123
Risk Management
18001 177-0121
Risk Management Dash
18001 553-3063
Overhead Electrical Pumps
18001 337-7724
Phone: 18001 578-4917 option 2

OMI Van Orders <http://email.searshc.com/apps/support/action.asp?header=FACILITIES>

Phoenix Website: <https://edr.phoenixet.com/shc/Menu.aspx?id=1169&tab=444>

SHC Connect <https://connectm.searshc.com/>

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Ericson Alviz <ericson@citiflymgt.com>

Fwd: LA Boyle Visit
1 message

Jimmy Shomof <jimmy@shomofgroup.com>
To: Jonathan Shomof <jon@shomofgroup.com>, dkupetz@sulmeyerlaw.com, ckwu@sulmeyerlaw.com
Cc: Izek Shomof <izek@shomofgroup.com>, Ericson Alviz <ericson@citiflymgt.com>, Diony Rebata <diony@citiflymgt.com>

Mon, Jun 24, 2019 at 4:57 PM

See below, Dolores' visit to store with Alan, Conversation about HVAC and Seismic work June 22 2017

Jimmy Shomof
shomof | group
724 S. Spring St. 8th Floor
Los Angeles, CA 90014
Office: 213-221-7874
Cell: 310-780-7434

----- Forwarded message -----

From: Jonathan Shomof <jon@shomofgroup.com>
Date: Tue, Jul 11, 2017 at 12:03 PM
Subject: Re: LA Boyle Visit
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Jimmy Shomof <jimmy@shomofgroup.com>, Leo Pustilnikov <leo@shinvestments.com>, Jelic, Milan <Milan.Jelic@searshc.com>, Vrej Baghoomian <vj@alliancemechanicalgroup.com>

Dolores,

Please see attached CAD

Thanks

Jonathan Shomof

shomof
group
724 S. Spring St. 8th Floor
501 S. Spring St. - Second Floor
Los Angeles, CA 90013
Office: 213-221-7874
Cell: 310-780-7434

On Tue, Jul 11, 2017 at 9:31 AM, Jonathan Shomof <jon@shomofgroup.com> wrote:
Good morning Dolores.

Will have this to you today, sorry for the delay

Thanks

Jonathan Shomof

shomof
group
724 S. Spring St. 8th Floor
501 S. Spring St. - Second Floor
Los Angeles, CA 90013
Office: 213-221-7874
Cell: 310-780-7434

On Tue, Jul 11, 2017 at 7:08 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:
I need the CAD file please and thank you

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: 8C-1708 -3333 Beverly Road - Hoffman Estates, IL 60179

(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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From: Jimmy Shomof (mailto:jimmy@shomofgroup.com)
Sent: Monday, July 03, 2017 5:02 PM
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Leo Pustilnikov <leo@shinvestments.com>, Wolski, Martin <Martin.Wolski@searshc.com>, Jelic, Milan <Milan.Jelic@searshc.com>, Jonathan Shomof <jon@shomofgroup.com>, Vrej Baghoomian <vj@alliancemechanicalgroup.com>
Subject: Re: LA Boyle Visit

Hi Dolores, Martin, and Milan,

Hope all is well.

Per your request, attached are the plans showing the walls built 6ft away from where the structural elements will be placed.

Let me know if there is anything else you'll need. Also, Will one of us be recapping our onsite meeting last week?

Hope you have a great 4th! :)

Thanks,

Jimmy Shomof

shomof | group

206 W. 8th St, Suite 100

Los Angeles, CA 90014

Office: 213-221-7874

Cell: 310-790-7435

On Thu, Jun 22, 2017 at 11:10 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

I want to walk the space and talk about the HVAC and Seismic work, plus we have some questions on the floor plan with elevators and space. I think this should only take an hour or two.

Dolores M Guarnaccia

Director, Construction - Real Estate

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From: Jimmy Shomof (mailto:jimmy@shomofgroup.com)

Sent: Wednesday, June 21, 2017 12:26 PM

To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>

Cc: Vrej Baghoomian <vj@alliancemechanicalgroup.com>; Leo Pustilnikov <leo@slhinvestments.com>; Wolski, Martin <Martin.Wolski@searshc.com>; Jelic, Milan <Milan.Jelic@searshc.com>

Subject: Re: LA Boyle Visit

Dolores,

Is there a schedule for this meeting?

Looking forward to meeting with everyone as well.

Jimmy Shomof

shomof | group

206 W. 6th St, Suite 100

Los Angeles, CA 90014

Office: 213-221-7874

Cell: 310-780-7438

On Wed, Jun 21, 2017 at 10:21 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

Yes, Martin and I will be there this coming Monday June 26th at 1:30 pm. Can wait to meet with everyone.

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road - Hoffman Estates, IL 60179

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From: Vrej Baghoomian [mailto:vj@alliancemechanicalgroup.com]

Sent: Wednesday, June 21, 2017 10:58 AM

To: Leo Pustilnikov <leo@shinvestments.com>

Cc: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>; Jimmy Shomof <jimmy@shomofgroup.com>; Woiski, Martin <Martin.Woiski@searshc.com>; Jelic, Milan <Milan.Jelic@searshc.com>

Subject: Re: LA Boyle Visit

So June 26th at 1:30 pm at Sears ?? Correct

Sent from my iPhone

On Jun 20, 2017, at 10:32 AM, Leo Pustilnikov <leo@shinvestments.com> wrote

Confirmed? It's next week and I want to make sure Vj is there.

Sent from my iPhone

On Jun 16, 2017, at 11:50 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

Once Martin and I get our flights arranged I'll send over, I'll also send you the drawing from store planner where they have a tone of questions

Dolores M Guarnaccia

Director, Construction - Real Estate

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From: Jimmy Shomof [mailto:jimmy@shomofgroup.com]

Sent: Friday, June 16, 2017 1:49 PM

To: Leo Pustilnikov <leo@shinvestments.com>; Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>

Cc: Woiski, Martin <Martin.Woiski@searshc.com>; Jelic, Milan <Milan.Jelic@searshc.com>

Subject: Re: LA Boyle Visit

I'm available.

Leo, how's does this work for you?

Will you be making a schedule of different times to discuss?

Thanks,

Sent from my iPhone

On Jun 16, 2017, at 11:37 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searsinc.com> wrote:

Some things got shifted around ..., we are looking at June 26th to visit the store ... are you both available on that Monday around 1:30ish pm?

Dolores M Guarnaccia

Director, Construction - Real Estate

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2 attachments

 Sketch - EXA102 - 2ND FLOOR KEY PLAN - Shear Wall Pony Walls.dwg
1643K

 Sketch - EXA101 - 1ST FLOOR KEY PLAN - Shear Wall Pony Walls.dwg
1336K



Ericson Alviz <ericson@cliffmgt.com>

Fwd: La Boyle, CA - Status Update

Jonathan Shomof <jon@shomofgroup.com> Mon, Jun 24, 2019 at 1:52 PM
To: "Kupetz, David S." <dkupetz@sulmeyerlaw.com>, "Wu, Claire K." <ckwu@sulmeyerlaw.com>, Izek Shomof <izek@shomofgroup.com>, Jimmy Shomof <jimmy@shomofgroup.com>, Diony Rebula <diony@shomofgroup.com>, Ericson Alviz <ericson@cliffmgt.com>

Please see attacehd

Jonathan Shomof

**shomof
group**

724 South Spring St Suite 802
Los Angeles, CA 90014
Office: 213-778-1007
Cell: 310-780-7434

----- Forwarded message -----
From: Jimmy Shomof <jimmy@shomofgroup.com>
Date: Mon, Jun 24, 2019 at 1:33 PM
Subject: Fwd: La Boyle, CA - Status Update
To: Jonathan Shomof <jon@shomofgroup.com>

See emails from before.

This was forwarded to you a long time ago but not sure you ever realized.

**Jimmy Shomof
shomof | group**

724 S. Spring St. 8th Floor
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Office: 213-778-1007
Cell: 310-780-7435

----- Forwarded message -----
From: Jimmy Shomof <jimmy@shomofgroup.com>
Date: Fri, May 5, 2017 at 12:25 PM
Subject: Fwd: La Boyle, CA - Status Update
To: Vrej Baghoomian <vj@alliancemechanicalgroup.com>
Cc: Izek Shomof <izek@shomofgroup.com>, Jonathan Shomof <jon@shomofgroup.com>, Leo Pustilnikov <leo@stinvestments.com>

Vj,

Nice talking to you just now over the phone just now. As discussed, we cannot rely or wait for the structural to do the HVAC for Sears. We need to continue moving full blast on getting the Sears AC installed. Please work together with Dolores and coordinate a schedule that works for all.

Thanks,

Jimmy Shomof

shomof | group

206 W. 8th St, Suite 160
Los Angeles, CA 90014
Office: 213-771-7874
Cell: 310-780-7435

----- Forwarded message -----
From: Leo Pustilnikov <leo@stinvestments.com>
Date: Tue, Apr 25, 2017 at 9:18 AM
Subject: Re: La Boyle, CA - Status Update
To: "Guarnaccia, Dolores" <Dolores.Guarnaccia@searshc.com>
Cc: Vrej Baghoomian <vj@alliancemechanicalgroup.com>, Jimmy Shomof <jimmy@shomofgroup.com>, Diony <diony@cliffmgt.com>

we aren't doing any hvac work in the building, just your space... seismic was going to start at the furthest point which is the back building because of ease of access and work towards sears...

On Tue, Apr 25, 2017 at 9:16 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote

The last meeting we had you indicated that you were going to start your HVAC work at the furthest point away from Sears and work your way to us. If you look at the notes, from what we knew at the time it looked like these dates were going to line up for HVAC and Seismic.

I'll talk to legal about getting you the additional time.

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: 8C-1708 -3333 Beverly Road – Hoffman Estates, IL 60179

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From: Leo Pustilnikov (mailto:leo@shinvestments.com)
Sent: Tuesday, April 25, 2017 10:56 AM
To: Guarnaccia, Dolores
Cc: Vrej Baghoomian; Jimmy Shomof; Diony
Subject: Re: La Boyle, CA - Status Update

we are more than happy to do it all at once BUT our lease amendment requires us to do the hvac by a date certain and seismic by a later date. If sears agrees to give us a longer outside date for the hvac, we are more than happy to hold off and do them at once although it would have been nice to know before we spent \$500k on equipment... would also be an opportunity to work with the store relay (any estimated timing on that?).

best,

leo

On Tue, Apr 25, 2017 at 8:49 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@sears.com> wrote

These areas are big, this will take more than a day to clear. Trust me you don't want to see how I'm going to respond if you give don't me a schedule on timing, how long each area will take etc. And at least 30 plus days to get started.

Also, Leo/Jimmy the cost to clear this space twice can't be absorbed by the store.... Not only do we need to clear for this work but also for the Seimec work. Why can't all the work take place at once

Dolores M Guarnaccia

Director, Construction - Real Estate

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From: Vrej Baghoomian (mailto:vj@alliancemechanicalgroup.com)
Sent: Friday, April 21, 2017 3:33 PM
To: Jimmy Shomof
Cc: Leo Pustilnikov; Guarnaccia, Dolores; Diony
Subject: Re: La Boyle, CA - Status Update

We have waiting for some key components to get from LG. The target is to get them by end of April or the latest by first week of May.

I have prepare a schedule as far as the area we are going to need to work with phasing and each phase I have divided to sections "A" and "B". we will need the store to remove the racks and items from these areas so we can do our work. We are going to caution tape these areas so no customer or employee of Sears to enter the construction area. Almost all of our work will be overhead and we are going to remove the ceiling tiles in order to allow us to work. I did not put any timing for each phase or section. I want to see how Sears will respond. But we are going to do our best to make for everyone an easy task. attached is propose phasing of the work.

ALLIANCE MECHANICAL GROUP, INC.
VREJ V BAGHOOMIAN
5838 SAN FERNANDO RD # B
GLENDALE, CA 91202
TEL: 818-956 1080
FAX: 818-956 1057
CELL: 818-441 8870
STATE LIC # 1015815

Well done is better than well said." Benjamin Franklin

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Please consider the environment before printing this e-mail

On Fri, Apr 21, 2017 at 7:57 AM, Jimmy Shomof <jimmy@shomofgroup.com> wrote:

Good morning Leo,

They've been working on completing the work that needs to be done on the exterior. VJ plans to reach out to Dolores in the coming week to discuss schedule and coordination. I believe they are still on schedule but we should confirm with VJ.

Jimmy Shomof

shomof | group

206 W. 6th St, Suite 100

Los Angeles, CA 90014

Office: 213-231-7874

cell: 310-780-7435

On Thu, Apr 20, 2017 at 6:11 PM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

Jimmy, can you ask VJ when he plans to coordinate with Dolores?

Thanks,

Leo

Sent from my iPhone

On Apr 20, 2017, at 6:08 PM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

Thanks for the update.

I know that you wanted to start the HVAC when you pulled the permit, my note show that you should have started work in January but haven't heard anything. Are you still on schedule? If not can you send me an updated schedule.

Dolores M Guarnaccia

Director, Construction - Real Estate

Office BC-1708 -3532 Beverly Road - Hoffman Estates, IL 60179

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From: Leo Pustilnikov [mailto:leo@slhinvestments.com]

Sent: Thursday, April 20, 2017 8:04 PM

To: Guarnaccia, Dolores

Cc: Jimmy Shomof; Diony

Subject: Re: La Boyle, CA - Status Update

Thanks re floor plan. Permits for HVAC have been pulled and paid for (may not be included in what I sent over yet). Diony, so you have the HVAC permits to email over? With regards to seismic, the seismic for the HVAC units have permits pulled and that seismic is already complete. With regards to seismic for the building, we are still working through certain issues with the city and hope to have permits no later than the late 3rd quarter. There were minor setbacks due to the size of the building and the fact that it's comprised of several individual buildings which we have been working to resolve between building and safety and the fire department.

Best

Leo

Sent from my iPhone

On Apr 20, 2017, at 5:52 PM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

Leo before you ask, I've requested ETA on floor plan from Store Planning, once I get that I'll be able to give you an ETA on cost from Martin.

Is it possible to get an update on the following

Permits for HVAC – if you don't have can I get an updated schedule

Permits for Seismic – if you don't have can I get an updated schedule

Thank you, have a great night

Dolores M. Guarnaccia

Director, Construction - Real Estate

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Ericson Alviz <ericson@clifmgt.com>

Fwd: Sears Retail AC Installation

1 message

Jimmy Shomof <jimmy@shomofgroup.com>
To: Jonathan Shomof <jon@shomofgroup.com>, dkupetz@sulmeyerlaw.com, ckwu@sulmeyerlaw.com
Cc: Izek Shomof <izek@shomofgroup.com>, Diony Rebula <diony@clifmgt.com>, Ericson Alviz <ericson@clifmgt.com>

Mon, Jun 24, 2019 at 2:28 PM

Please confirm you have these emails.

Izek and Jon also cc'd on this email.

Thanks.

Jimmy Shomof
shomof | group
724 N. Spring St., 8th Floor
Los Angeles, CA 90012
Office: 213-378-1007
Cell: 310-760-7435

----- Forwarded message -----

From: Leo Pustilnikov <leo@slhinvestments.com>
Date: Mon, May 15, 2017 at 7:03 AM
Subject: Re: Sears Retail AC Installation
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>, Izek Shomof <izek@shomofgroup.com>, Diony Rebula <diony@clifmgt.com>
Cc: Vraj Baghoomian <vj@alliancemechanicalgroup.com>, Jimmy Shomof <jimmy@shomofgroup.com>, Jonathan S <JON@shomofgroup.com>, Shaw, Alan <Alan.Shaw@searshc.com>

Dolores,

To recap the points:

1. HVAC - we would prefer to do the HVAC now as everything is ready. The permitting took forever and we already did the structural in the service center to support the units. Maybe we can start at a slower/invasive pace for the time being?
2. Seismic - we have been hoping to have had the seismic permits for a while now but given the size and complexity and city code changes, things have come up. We now anticipate having permits around September of this year with the goal of beginning early 2018.
3. I just a reimbursement for all the work we have done per the lease which was approximately \$1.5M of which approximately \$500k was for the equipment. Diony will send you proof of payment for the HVAC equipment (Diony, please email proof of payment). Do you need anything else for the other \$1M or so in reimbursements? As for the process, we discussed doing an escrow which Jack made overly complicated and I thought we ultimately settled on the idea that the best process would be that we submit invoices to Sears and get reimbursed as the funds are with Sears and not escrow? Some of these expenses have been borne by ownership for nearly a year so it would be nice to get reimbursement for it sooner rather than later.
4. Computer room - Jimmy was working on this. Jimmy, can you please update Dolores regarding the vendor work and vendor negotiations?
5. Store layout - when the plans are done, please email them to us along with any questions you may have so that we can address.
6. Tower sign - Jimmy was working on this and will update you.
7. The only outstanding item outside of the above that I recall is that we have discussed lease clean up issues last year (primarily the issues we addressed when we met in Chicago) but we never formalized or finalized them which we should sooner rather than later. I believe you have a spreadsheet of these issues. Let me know if you would like to finalize this now.

best,
leo

On Thu, May 11, 2017 at 2:17 PM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

I spoke with legal and here are my remarks:

HVAC: the outside date per the amendment was already missed, you were to be fully installed by April 1st 2017. With that being the case, I am asking that the HVAC and Seismic be done at the same time. The expense of moving product and fixtures will be double if we need to do twice. This is a great store for Sears and we do not want to affect the customer and associates more than needed.

Seismic: are you still on track to have the permit later this year with a construction start in the Sears space January 2018?

Reimbursement for HVAC equipment: I need all of the invoices showing that the equipment has been paid for, any contracts for maintenance that were purchased with the equipment. If we were to follow the lease and have a 3rd party title company hold the escrow, these would be the requirement and if Sears was to ask for reimbursement, I feel that we would be required to submit the same.

Computer room: The computer room has been fully built, is there an ETA on when the data line will be pulled? Leo has been provided with all of the vendors to complete the work required.

Store Layout: Store Planning is working on an update, per the last CAD file submitted, they have some questions on the rooms that are on the premier of the sales floor to know what to convert them to. We should have something in the next week or 2, then follow that up with a cost estimate.

Signs: after the installation of the tower signs, 1 side the "S"s are not lit, is there an ETA on when those will be repaired?

Does this cover all the outstanding items? If not please let me know, if anyone has any questions or concerns please let me know.

Dolores M Guarnaccia

Director, Construction - Real Estate

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From: Izek Shomof (mailto:izek@shomofgroup.com)
Sent: Thursday, May 11, 2017 12:40 PM
To: Vrej Baghoomian
Cc: Guarnaccia, Dolores; Jimmy Shomof; Jonathan S; Leo Pustilnikov
Subject: Re: Sears Retail AC Installation

Jimmy and Leo can you work with Vjay and Sears to get this started. Thanks.

Sent from my iPhone

On May 11, 2017, at 10:20 AM, Vrej Baghoomian <vj@alliancemechanicalgroup.com> wrote:

Dear Dolores, per my previous email dated April 25th, I am waiting for your respond regarding the scheduling of the work. As I mentioned we need these area to be cleared from racks phase by phase and section by section as I have shown on the floor plan. Please let me know when can you starting the Phase 1 Section A area. If you would like I can meet the store people for coordination. Now we have all the equipment and we can start the project. Each section of each phase I need 6-7 weeks to complete depending on the situation above the ceiling.

ALLIANCE MECHANICAL GROUP, INC.
VREJ VJ BAGHOOMIAN
5838 SAN FERNANDO RD # 8
GLENDALE, CA 91202
TEL: 818-956 1060
FAX: 818-956 1057
CELL: 818-141 8870
STATE LIC # 1015815

Well done is better than well said." Benjamin Franklin

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<SEARS PHASING GROUND FLOOR.pdf>

<SEARS SECOND FLOOR PHASEING.pdf>

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Ericson Alviz <ericson@cityfmgmt.com>

Fwd: Seismic Permit
1 message

Jimmy Shomof <jimmy@shomofgroup.com>
To: Jonathan Shomof <jon@shomofgroup.com>, dkupetz@sulmeyerlaw.com, ckwu@sulmeyerlaw.com
Cc: Izek Shomof <izek@shomofgroup.com>, Dory Rebul <dory@cityfmgmt.com>, Ericson Alviz <ericson@cityfmgmt.com>

Mon, Jun 24, 2019 at 5:15 PM

Conversation about seismic

Jimmy Shomof
shomof | group
724 S. Spring St., 8th Floor
Los Angeles, CA 90014
Office: 213-378-1007
Cell: 310-780-7435

----- Forwarded message -----

From: Leo Pustilnikov <leo@shinvesments.com>
Date: Thu, Jan 25, 2018 at 8:52 AM
Subject: Re: Seismic Permit
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searsnc.com>
Cc: Jimmy Shomof <jimmy@shomofgroup.com>

We are targeting early March and will start in the 1964 section... also, we are still looking at phasing and seeing if we can limit work on retail floor as the basement is most of the work

Sent from my iPhone

On Jan 25, 2018, at 8:34 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searsnc.com> wrote:

Do you have your Seismic permit yet? I need to go get Capital for when you're ready to start and would like to be a little ahead of the game.

Dolores M Guarnaccia
Director, Construction - Real Estate
Office: BC-1708 -3333 Beverly Road - Hollman Estates, IL 60179
(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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From: Jimmy Shomof
To: Jonathan Shomof; Kupetz, David S.; Wu, Claire K.
Cc: Izck Shomof; Dionv Rebuta; Ericson Alviz
Subject: Fwd: Second Break In RE: 1008 - Boyle - Break-In Through Construction Site Recap
Date: Monday, June 24, 2019 2:56:52 PM

See below convo between Leo and Dolores regarding a break in to the store and Leo warns Dolores not to use escrow account as piggy bank.

Jimmy Shomof
shomof | group
724 S. Spring St. 8th Floor
Los Angeles, CA 90014
Office: 213-378-1007
Cell: 310-780-7435

----- Forwarded message -----

From: Leo Pustilnikov <leo@slhinvestments.com>
Date: Wed, Jul 5, 2017 at 6:32 PM
Subject: Re: Second Break In RE: 1008 - Boyle - Break-In Through Construction Site Recap
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Jimmy Shomof <jimmy@shomofgroup.com>, Foerster, Larry <Larry.Foerster@searshc.com>

Dolores.

With all due respect, I'm not sure how they accessed our area or yours but the escrow fund is not intended for these items and sears is not authorized to use it as a piggy bank as it wishes. Let's discuss tomorrow.

Best,
Leo

Sent from my iPhone

On Jul 5, 2017, at 6:11 PM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

I'm giving the store permission to hire an overnight guard until either you or SHC can repair the damage and secure the building. We will be paying for the Guard from the Escrow account till the repairs are made. Thank you

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: 8C-170B -3333 Beverly Road – Hoffman Estates, IL 60179

(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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From: Foerster, Larry

Sent: Wednesday, July 05, 2017 8:17 AM

To: Ceballos, Cesar E <Cesar.Ceballos@searshc.com>

Cc: Calvert, Michael <Michael.Calvert@searshc.com>; Harrington, Jeremy

<Jeremy.Harrington@searshc.com>; Balderrama, Oscar

<Oscar.Balderrama@searshc.com>; Lawson, Jon <Jon.Lawson@searshc.com>;

Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>; Gomez, Fernando

<fernando.gomez@searsbluecrew.com>; Medina, Francisco

<Francisco.Medina@searshc.com>; Foerster, Larry <Larry.Foerster@searshc.com>

Subject: Re: Second Break In RE: 1008 - Boyle - Break-In Through Construction Site
Recap

This will take longer than a day or two to fix. Dolores, can we request LL to hire overnight security until they've secured the building?

Sent from my iPhone

On Jul 5, 2017, at 3:18 AM, Ceballos, Cesar E <Cesar.Ceballos@searshc.com> wrote:

We had a second break in through the same location what appears to be the same subject kicking the already replaced plywood. Please read report down below. It is critical to have the Landlord out here immediately to assist in ensuring this location is secure.

On July 4th 2017, I, Cesar Ceballos, while employed as Asset Protection Manager for Sears Holdings Corporation, Sears number 1008, Boyle Heights California the following occurred:

At 10:49:00PM, I received a call from Softlines Manager Tachacka Miller advising that she was in route to the store as she received a phone call from the alarm company Protection One stating that two motion sensors had triggered. They did not receive any further alarm activations. At this time Miller requested that Protection One dispatch the Los Angeles Police Department as we had been burglarized the same day earlier in the morning. They advised her that their policy stated they are not allowed to contact the Police Department as they already had been dispatched twice in one year and advised her to contact the emergency 911 phone number to have the Police arrive. Miller attempted to call the Police Department and was on hold for over 15 minutes. Miller contacted myself to advice of the situation, I also attempted to contact the Police Department and was placed on hold, I then contacted Protection One and had them escalate this situation ultimately having them dispatch any available Officer. At approximately 11:55:00PM the Los Angeles Police Department arrived on scene and was able to assist Miller in walking inside the store. At 12:19:00AM the building was clear from any possible intruder. During this time, it was discovered in Jewelry Department that one of the glass show cases appeared to be smashed and possible merchandise missing.

While arriving at the store I, Ceballos was able to determine through CCTV that indeed the suspect came into the store through the same area the store was burglarize the same morning, it appeared that the subject ran to Jewelry Department breaking the glass of one of the Show Cases using what appeared to look like a crow bar. Through CCTV it appears the subject was only able to take out one Vadere Lestelle Gold Over Silver Necklace (retail value of \$399.99). Once he got a hold of the necklace he ran back to the Eastside of the store and proceed to leave the building.

Preliminary Item list:

Vadere Lestelle Gold Over Silver Necklace:

Division: 44	Item #:	Size:	Quantity:
Price: \$399.99			

Total: \$399.99

Total Merchandise Loss: \$399.99

Total Door/Window Damage: (TBD)

Grand Total Loss: (TBD)

**Los Angeles Police Department Case #: Quiroz #42213/
Rivera#34735**

Sedwick Case #:

Video Available

Associates Involve:

**-Softlines Manager : Tachacka Miller 323-981-
2001**

**-Asset Protection Manager: Cesar Ceballos 714-323-
9589**

TIMELINE

July 3rd, 2017

9:09:27 PM: Building was armed by Softlines Manager Tachacka Miller

10:27:54PM: Motion Alarms triggered; Call was placed to Miller; Miller was in route to the store; Male Suspect is seen through CCVT kicking and breaking the plywood, running into jewelry.

10:29:40 PM: Suspect is seen running out from the same location he entered.

10:45:00PM: Softlines Manager Tachacka Miller arrives to the store.

11:55:00PM: The Los Angeles Police Department arrived on scene

July 4th, 2017

12:06:00AM: Zone Asset Protection Market Manager was notified via message.

1:18:00AM: Glass America was contacted to replace and secure the location.

01:24:00AM: Call was placed for Protection One to respond to the store to determine the failure of same day first burglary situation between the burglary and the no alarm activation.

2:35:00AM: Sedgwick was contacted and critical incident was submitted.

Cesar Ceballos

Asset and Profit Protection Manager

Sears, Roebuck & Co. #1008 Boyle Heights

Cell Phone: 714-323-9589

Office: 323-981-2011

Fax: 323-981-2047

2650 E Olympic Blvd

Los Angeles, CA 90023

From: Ceballos, Cesar E

Sent: Tuesday, July 04, 2017 2:47 PM

To: Calvert, Michael; Ceballos, Cesar E

Cc: Harrington, Jeremy; Balderrama, Oscar; Lawson, Jon; Foerster, Larry;
Guarnaccia, Dolores; Gomez, Fernando; Medina, Francisco

Subject: 1008 - Boyle - Break-In Through Construction Site Recap

On July 4th 2017, I, Cesar Ceballos, while employed as Asset Protection Manager for Sears Holdings Corporation, Sears number 1008, Boyle Heights California the following occurred:

At 06:51:00AM, I was called by the Footwear Lead Carlos Rosales regarding a piece of drywall that appeared to be broken. The area of the incident is located on the West Corner adjacent to an emergency exit of the store. The drywall divides the Retail Store and an empty room owned by the Landlord which has access to the outside street. At this time, I Ceballos reviewed CCTV Video and was able to see the following: On Monday July 3rd 2017 at 11:53:00PM an unidentified male subject (see down below for subject description) was seen breaking a part of the drywall using what appeared to be his foot. The Male then waits for approximately 30min before proceeding to enter the store. At 12:22:00 AM the subject enters the store with a black empty duffel bag; he is seen running through the store using the back wall of the Woman's Department as guidance. The subject passes Hardware, finally entering the Men's Levi Department. He is then seen selecting a numerous amounts of Levi's (see item description down below). Upon selecting the merchandise the subject places the pairs of Levi's inside the duffel bag and heads over to the jewelry department where he attempts to open a jewelry show case. The subject walks around a few departments not selecting any further merchandise. At 12:27:00 AM the subject is seen exiting the same location of the building.

Note

-Alarm Test was conducted June 8th with no issues with any motion sensors

-Alarm Test was conducted twice on July 4th 2017 with no issues with any motion sensors.

Preliminary Item list:

Men's Levi Denim 501 Bleach Blue:

Division: 41 Item #: 49544343 Size: 34x30 Quantity: 8
Price: \$69.50

Division: 41 Item #: 49544405 Size: 40x32 Quantity:
4 Price: \$69.50

Division: 41 Item #: 49544425 Size: 42x30 Quantity: 4
Price: \$69.50

Total: \$1,112

Total Merchandise Loss: \$1,112.00

Total Door/Window Damage: (TBD)

Grand Total Loss: (TBD)

**Los Angeles Police Department Case #: 17-0704002659
Rodriguez #42249**

Sedwick Case #: C1707045031

Video Available

Associates Involve:

-Store General Manager: Francisco Medina 323-981-
2001

-Asset Protection Manager: Cesar Ceballos 714-323-
9589

TIMELINE

July 3rd, 2017

10:40:29AM: Building was armed by Operations Manager
Oscar Medina and Softlines Manager Tachacka Miller

11:53:00PM: Male Suspect kicks and breaks drywall but

does not immediately enter the store.

July 4th, 2017

12:22:00AM: Male Suspect enters the store.

12:23:00AM: Male Suspect Enters Men's Department
Selecting Merchandise.

12:24:00AM: Enters Jewelry attempting to open cases.

12:25:00AM: Male Suspect enters Woman's, Intimates,
Men's basics.

12:27:00AM: Male Suspect Exits the store with the
duffel bag filled with merchandise.

05:58:24AM: Building is disarmed by Footwear Lead Carlos
Rosales for regular business.

06:51:00AM: Rosales notified Asset Protection Manager
Cesar Ceballos of the broken plywood.

06:53:00AM: Was established that theft had accrued earlier
in the morning.

06:54:34AM: Ceballos contacted alarm company (Protection
One) to ask if there were any alarms during the night.
Protection One stated they did not receive any alarm signals.

Ceballos verified through Esuite (online alarm log) that no alarms had been activated throughout the night.

06:58:24AM: Ceballos placed alarm under test mode, walk all area the subject had been seen walking through and all alarms activated without incident.

06:59:00AM: Call was placed for Protection One to respond to the store to determine the failure between the burglary and the no alarm activation.

8:23:00AM: Ceballos contacted the General Store Manager Francisco Medina.

8:25:00AM: Francisco Medina contacted Market Manager Larry Foerster.

8:25:00AM: Ceballos contacted Asset Protection Zone Manager Mike Calvert.

8:23:00AM: Ceballos contacted the General Store Manager Francisco Medina.

12:52:00PM: Ceballos contacted Sedgwick to report incident.

2:00:00PM: Los Angeles Police Department Arrive to take report.

<110 - Shoes Stockroom 7-4-2017 00-22-44.010.jpg>

<IMG_1296.jpg>

<IMG_1297.jpg>

Cesar Ceballos

Asset and Profit Protection Manager

Sears, Roebuck & Co. #1008 Boyle Heights

Cell Phone: 714-323-9589

Office: 323-981-2011

Fax: 323-981-2047

2650 E Olympic Blvd

Los Angeles, CA 90023

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EXHIBIT 13

From: [Jonathan Shomof](#)
To: [Kupetz David S.](#); [Wu, Claire K.](#); [Izek Shomof](#); [Jimmy Shomof](#); [Diony Rebata](#); [Ericson Alviz](#)
Subject: Fwd: La Boyle, CA - Status Update
Date: Monday, June 24, 2019 1:52:39 PM

Please see attacehd

Jonathan Shomof

**shomof
group**
[shomofgroup.com](#)
724 South Spring St Suite 802
Los Angeles, CA 90014
Office: 213-378-1006
Cell: 310-780-7434

----- Forwarded message -----

From: Jimmy Shomof <jimmy@shomofgroup.com>
Date: Mon, Jun 24, 2019 at 1:33 PM
Subject: Fwd: La Boyle, CA - Status Update
To: Jonathan Shomof <jon@shomofgroup.com>

See emails from before.

This was forwarded to you a long time ago but not sure you ever realized.

Jimmy Shomof
shomof | group
724 S. Spring St. 8th Floor
Los Angeles, CA 90014
Office: 213-378-1007
Cell: 310-780-7433

----- Forwarded message -----

From: Jimmy Shomof <jimmy@shomofgroup.com>
Date: Fri, May 5, 2017 at 12:25 PM
Subject: Fwd: La Boyle, CA - Status Update
To: Vrej Baghoomian <vj@alliancemechanicalgroup.com>
Cc: Izek Shomof <izek@shomofgroup.com>, Jonathan Shomof <jon@shomofgroup.com>, Leo Pustilnikov <leo@slhinvestments.com>

Vj,

Nice talking to you just now over the phone just now. As discussed, we cannot rely or wait for the structual to do the HVAC for Sears. We need to continue moving full blast on getting the Sears AC installed. Please work together with Dolores and coordinate a schedule that works for all.

Thanks,

Jimmy Shomof

shomof | group
206 W. 6th St. Suite 100
Los Angeles, CA 90014
Office: [213-221-7874](tel:213-221-7874)
Cell: [310-780-7435](tel:310-780-7435)

----- Forwarded message -----

From: Leo Pustilnikov <leo@slhinvestments.com>
Date: Tue, Apr 25, 2017 at 9:18 AM
Subject: Re: La Boyle, CA - Status Update
To: "Guarnaccia, Dolores" <Dolores.Guarnaccia@searshc.com>
Cc: Vrej Baghoomian <vj@alliancemechanicalgroup.com>, Jimmy Shomof
<jimmy@shomofgroup.com>, Diony <diony@citifymgt.com>

we aren't doing any hvac work in the building, just your space... seismic was going to start at the furthest point which is the back building because of ease of access and work towards sears...

On Tue, Apr 25, 2017 at 9:16 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

The last meeting we had you indicated that you were going to start your HVAC work at the furthest point away from Sears and work your way to us. If you look at the notes, from what we knew at the time it looked like these dates were going to line up for HVAC and Seismic.

I'll talk to legal about getting you the additional time.

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road – Hoffman Estates, IL 60179

(P)[847.286.7538](tel:847.286.7538) (M)[224.558.4003](tel:224.558.4003) (F)[847.286.2805](tel:847.286.2805)

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From: Leo Pustilnikov [mailto:leo@slhinvestments.com]
Sent: Tuesday, April 25, 2017 10:56 AM
To: Guarnaccia, Dolores
Cc: Vrej Baghoomian; Jimmy Shomof; Diony
Subject: Re: La Boyle, CA - Status Update

we are more than happy to do it all at once BUT our lease amendment requires us to do the hvac by a date certain and seismic by a later date. If sears agrees to give us a longer outside date for the hvac, we are more than happy to hold off and do them at once although it would have been nice to know before we spent \$500k on equipment... would also be an opportunity to work with the store relay (any estimated timing on that?).

best,

leo

On Tue, Apr 25, 2017 at 8:49 AM, Guarnaccia, Dolores
<Dolores.Guarnaccia@searshc.com> wrote:

These areas are big, this will take more than a day to clear. Trust me you don't want to see how I'm going to respond if you give don't me a schedule on timing, how long each area will take etc. And at least 30 plus days to get started.

Also, Leo/Jimmy the cost to clear this space twice can't be absorbed by the store.....Not only do we need to clear for this work but also for the Seimec work. Why can't all the work take place at once

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road – Hoffman Estates, IL 60179

(P)[847.286.7538](tel:847.286.7538) (M)[224.558.4003](tel:224.558.4003) (F)[847.286.2805](tel:847.286.2805)

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or any affiliate may only be evidenced by a separate signed writing.

From: Vrej Baghoomian [mailto:vj@alliancemechanicalgroup.com]
Sent: Friday, April 21, 2017 3:33 PM
To: Jimmy Shomof
Cc: Leo Pustilnikov; Guarnaccia, Dolores; Diony
Subject: Re: La Boyle, CA - Status Update

We have waiting for some key components to get from LG . The target is to get them by end of April or the latest by first week of May .

I have prepare a schedule as far as the area we are going to need to work with phasing and each phase I have divided to sections "A" and "B" . *we will need the store to remove the racks and items from these areas so we can do our work . We are going to caution tape these areas so no customer or employee of Sears to enter the construction area . Almost all of our work will be overhead and we are going to remove the ceiling tiles in order to allow us to work . I did not put any timing for each phase or section , I want to see how Sears will respond . But we are going to do our best to make for everyone an easy task .* attached is propose phasing of the work .

ALLIANCE MECHANICAL GROUP, INC.

VREJ VJ BAGHOOMIAN
5838 SAN FERNANDO RD # B
GLENDALE ,CA 91202
TEL: [818-956 1060](tel:818-956-1060)
FAX: [818-956 1057](tel:818-956-1057)
CELL: [818-441 8870](tel:818-441-8870)
STATE LIC # 1015815

Well done is better than well said." Benjamin Franklin

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On Fri, Apr 21, 2017 at 7:57 AM, Jimmy Shomof <jimmy@shomofgroup.com> wrote:

Good morning Leo,

They've been working on completing the work that needs to be done on the exterior. VJ plans to reach out to Dolores in the coming week to discuss schedule and coordination. I believe they are still on schedule but we should confirm with VJ.

Jimmy Shomof

shomof | group

206 W. 6th St. Suite 100

Los Angeles, CA 90014

Office: [213-221-7874](tel:213-221-7874)

Cell: [310-780-7435](tel:310-780-7435)

On Thu, Apr 20, 2017 at 6:11 PM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

Jimmy, can you ask VJ when he plans to coordinate with Dolores?

Thanks,

Leo

Sent from my iPhone

On Apr 20, 2017, at 6:08 PM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

Thanks for the update.

I know that you wanted to start the HVAC when you pulled the permit, my note show that you should have started work in January but haven't heard anything. Are you still on schedule? If not can you send me an updated schedule.

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road – Hoffman Estates, IL 60179

(P)[847.286.7538](tel:847.286.7538) (M)[224.558.4003](tel:224.558.4003) (F)[847.286.2805](tel:847.286.2805)

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From: Leo Pustilnikov [<mailto:leo@slhinvestments.com>]

Sent: Thursday, April 20, 2017 8:04 PM

To: Guarnaccia, Dolores

Cc: Jimmy Shomof; Diony

Subject: Re: La Boyle, CA - Status Update

Thanks re floor plan. Permits for HVAC have been pulled and paid for (may not be included in what I sent over yet). Diony, so you have the HVAC permits to email over? With regards to seismic, the seismic for the HVAC units have

permits pulled and that seismic is already complete. With regards to seismic for the building, we are still working through certain issues with the city and hope to have permits no later than the late 3rd quarter. There were minor setbacks due to the size of the building and the fact that it's comprised of several individual buildings which we have been working to resolve between building and safety and the fire department.

Best,

Leo

Sent from my iPhone

On Apr 20, 2017, at 5:52 PM, Guarnaccia, Dolores
<Dolores.Guarnaccia@searshc.com> wrote:

Leo before you ask, I've requested ETA on floor plan from Store Planning, once I get that I'll be able to give you an ETA on cost from Martin.

Is it possible to get an update on the following:

- Permits for HVAC – if you don't have can I get an updated schedule
- Permits for Seismic – if you don't have can I get an updated schedule

Thank you, have a great night

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road – Hoffman Estates, IL 60179

(P)[847.286.7538](tel:847.286.7538) (M)[224.558.4003](tel:224.558.4003) (F)[847.286.2805](tel:847.286.2805)

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EXHIBIT 14

From: [Jimmy Shomof](#)
To: [Jonathan Shomof](#); [Kupetz, David S.](#); [Wu, Claire K.](#)
Cc: [Izek Shomof](#); [Ericson Alvarez](#); [Dionv Rebuta](#)
Subject: Fwd: LA Boyle Visit
Date: Monday, June 24, 2019 4:57:38 PM
Attachments: [Sketch - EXA102 - 2ND FLOOR KEY PLAN - Shear Wall Pony Walls.dwg](#)
[Sketch - EXA101 - 1ST FLOOR KEY PLAN - Shear Wall Pony Walls.dwg](#)

See below. Dolores' visit to store with Alan. Conversation about HVAC and Seismic work
June 22, 2017

Jimmy Shomof
shomof | group
724 S. Spring St. 8th Floor
Los Angeles, CA 90014
Office: [213-378-1007](#)
Cell: [310-780-7435](#)

----- Forwarded message -----

From: Jonathan Shomof <jon@shomofgroup.com>
Date: Tue, Jul 11, 2017 at 12:03 PM
Subject: Re: LA Boyle Visit
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Jimmy Shomof <jimmy@shomofgroup.com>, Leo Pustilnikov
<leo@shinvestments.com>, Jelic, Milan <Milan.Jelic@searshc.com>, Vrej Baghoomian
<vj@alliancemechanicalgroup.com>

Dolores,

Please see attached CAD

Thanks

Jonathan Shomof

shomof
group
shomofgroup.com
501 S. Spring St. -Second Floor-
Los Angeles, CA 90013
Office: [213-221-7874](#)
Cell: [310-780-7434](#)

On Tue, Jul 11, 2017 at 9:31 AM, Jonathan Shomof <jon@shomofgroup.com> wrote:
Good morning Dolores,

Will have this to you today, sorry for the delay

Thanks

Jonathan Shomof

**shomof
group**
shomofgroup.com
501 S. Spring St. -Second Floor-
Los Angeles, CA 90013
Office: 213-221-7874
Cell: 310-780-7434

On Tue, Jul 11, 2017 at 7:08 AM, Guarnaccia, Dolores
<Dolores.Guarnaccia@searshc.com> wrote:

I need the CAD file please and thank you

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road – Hoffman Estates, IL 60179

(P)[847.286.7538](tel:847.286.7538) (M)[224.558.4003](tel:224.558.4003) (F)[847.286.2805](tel:847.286.2805)

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From: Jimmy Shomof [<mailto:jimmy@shomofgroup.com>]

Sent: Monday, July 03, 2017 5:02 PM

To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>

Cc: Leo Pustilnikov <leo@slhinvestments.com>; Wolski, Martin <Martin.Wolski@searshc.com>;
Jelic, Milan <Milan.Jelic@searshc.com>; Jonathan Shomof <jon@shomofgroup.com>; Vrej
Baghoomian <vj@alliancemechanicalgroup.com>

Subject: Re: LA Boyle Visit

Hi Dolores, Martin, and Milan,

Hope all is well.

Per your request, attached are the plans showing the walls built 6ft away from where the structural elements will be placed.

Let me know if there is anything else you'll need. Also, Will one of us be recapping our onsite meeting last week?

Hope you have a great 4th! :)

Thanks,

Jimmy Shomof

shomof | group

206 W. 6th St. Suite 100

Los Angeles, CA 90014

Office: [213-221-7874](tel:213-221-7874)

Cell: [310-780-7435](tel:310-780-7435)

On Thu, Jun 22, 2017 at 11:10 AM, Guarnaccia, Dolores
<Dolores.Guarnaccia@searshc.com> wrote:

I want to walk the space and talk about the HVAC and Seismic work, plus we have some questions on the floor plan with elevators and space. I think this should only take an hour or two.

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road – Hoffman Estates, IL 60179

(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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From: Jimmy Shomof [mailto:jimmy@shomofgroup.com]

Sent: Wednesday, June 21, 2017 12:26 PM

To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>

Cc: Vrej Baghoomian <vj@alliancemechanicalgroup.com>; Leo Pustilnikov <leo@sihinvestments.com>; Wolski, Martin <Martin.Wolski@searshc.com>; Jelic, Milan <Milan.Jelic@searshc.com>

Subject: Re: LA Boyle Visit

Dolores,

Is there a schedule for this meeting?

Looking forward to meeting with everyone as well.

Jimmy Shomof

shomof | group

206 W. 6th St. Suite 100

Los Angeles, CA 90014

Office: [213-221-7874](tel:213-221-7874)

Cell: [310-780-7435](tel:310-780-7435)

On Wed, Jun 21, 2017 at 10:21 AM, Guarnaccia, Dolores
<Dolores.Guarnaccia@searshc.com> wrote:

Yes, Martin and I will be there this coming Monday June 26th at 1:30 pm. Can wait to meet with everyone.

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road – Hoffman Estates, IL 60179

(P)[847.286.7538](tel:847.286.7538) (M)[224.558.4003](tel:224.558.4003) (F)[847.286.2805](tel:847.286.2805)

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From: Vrej Baghoomian [<mailto:vi@alliancemechanicalgroup.com>]

Sent: Wednesday, June 21, 2017 10:58 AM

To: Leo Pustilnikov <leo@slhinvestments.com>

Cc: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>; Jimmy Shomof <jimmy@shomofgroup.com>; Wolski, Martin <Martin.Wolski@searshc.com>; Jelic, Milan <Milan.Jelic@searshc.com>

Subject: Re: LA Boyle Visit

So June 26th at 1:30 pm at Sears ?? Correct

Sent from my iPhone

On Jun 20, 2017, at 10:32 AM, Leo Pustilnikov <leo@slhinvestments.com> wrote:

Confirmed? It's next week and I want to make sure Vj is there..

Sent from my iPhone

On Jun 16, 2017, at 11:50 AM, Guarnaccia, Dolores
<Dolores.Guarnaccia@searshc.com> wrote:

Once Martin and I get our flights arranged I'll send over, I'll also send you the drawing from store planner where they have a tone of questions

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road – Hoffman Estates, IL
60179

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From: Jimmy Shomof [<mailto:jimmy@shomofgroup.com>]
Sent: Friday, June 16, 2017 1:49 PM
To: Leo Pustilnikov <leo@slhinvestments.com>;
Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Wolski, Martin <Martin.Wolski@searshc.com>; Jelic,
Milan <Milan.Jelic@searshc.com>
Subject: Re: LA Boyle Visit

I'm available.

Leo, how's does this work for you?

Will you be making a schedule of different times to discuss?

Thanks,

Sent from my iPhone

On Jun 16, 2017, at 11:37 AM, Guarnaccia, Dolores
<Dolores.Guarnaccia@searshc.com> wrote:

Some things got shifted around.....we are
looking at June 26th to visit the store....are you
both available on that Monday around 1:30ish
pm!

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road –
Hoffman Estates, IL 60179

(P)[847.286.7538](tel:847.286.7538) (M)[224.558.4003](tel:224.558.4003)
(F)[847.286.2805](tel:847.286.2805)

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EXHIBIT 15

From: [Jimmy Shomof](#)
To: [Jonathan Shomof](#); [Kupetz, David S.](#); [Wu, Claire K.](#)
Cc: [Izek Shomof](#); [Diony Rebuta](#); [Ericson Alviz](#)
Subject: Fwd: 1008 Historical Pic - Window Openings on Olympia
Date: Monday, June 24, 2019 5:12:38 PM

See below

Conversation between Leo and Dolores talking about needing to finalize negotiations on seismic work and Sears potentially having a final cost for us to get it done. Emails are September 25th

Jimmy Shomof
shomof | group
724 S. Spring St. 8th Floor
Los Angeles, CA 90014
Office: [213-378-1007](#)
Cell: [310-780-7435](#)

----- Forwarded message -----

From: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Date: Tue, Sep 26, 2017 at 9:16 AM
Subject: RE: 1008 Historical Pic - Window Openings on Olympia
To: Leo Pustilnikov <leo@slhinvestments.com>
Cc: Jimmy Shomof <jimmy@shomofgroup.com>

Okay, let check Alan's schedule and I'll get back to you

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road – Hoffman Estates, IL 60179

(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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From: Leo Pustilnikov [mailto:leo@slhinvestments.com]
Sent: Tuesday, September 26, 2017 2:20 AM

To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Jimmy Shomof <jimmy@shomofgroup.com>
Subject: Re: 1008 Historical Pic - Window Openings on Olympia

I can do November 2 or any time after November 9

Sent from my iPhone

On Sep 25, 2017, at 11:01 AM, Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com> wrote:

Thank you, I might even have a final fixture plan and cost for you.....Alan and I are traveling on the following dates:

October 3rd

October 19th

October 25th

If you can give me a few other dates, I'll check Alan's schedule.

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road – Hoffman Estates, IL 60179

(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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From: Leo Pustilnikov [<mailto:leo@slhinvestments.com>]

Sent: Monday, September 25, 2017 12:46 PM
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Jimmy Shomof <jimmy@shomofgroup.com>
Subject: Re: 1008 Historical Pic - Window Openings on Olympia

For you I can come out anytime to finalize all our outstanding items :)

Sent from my iPhone

On Sep 25, 2017, at 10:33 AM, Guarnaccia, Dolores
<Dolores.Guarnaccia@searshc.com> wrote:

Are you heading this way any time soon?

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road – Hoffman Estates, IL 60179

(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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From: Leo Pustilnikov [<mailto:leo@slhinvestments.com>]
Sent: Monday, September 25, 2017 11:03 AM
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Jimmy Shomof <jimmy@shomofgroup.com>
Subject: Re: 1008 Historical Pic - Window Openings on Olympia

it's doable... which by the way, we never finalized all the outstanding items that we've been discussing for the last year... when can we settle them?

thanks,

leo

On Mon, Sep 25, 2017 at 9:01 AM, Guarnaccia, Dolores
<Dolores.Guarnaccia@searshc.com> wrote:

The retail level that Sears is retaining

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road – Hoffman Estates, IL 60179

(P)[847.286.7538](tel:847.286.7538) (M)[224.558.4003](tel:224.558.4003) (F)[847.286.2805](tel:847.286.2805)

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From: Leo Pustilnikov [mailto:leo@slinvestments.com]

Sent: Monday, September 25, 2017 10:36 AM

To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>

Cc: Jimmy Shomof <jimmy@shomofgroup.com>

Subject: Re: 1008 Historical Plc - Window Openings on Olympia

which windows? I think we planned on opening all of them...

On Mon, Sep 25, 2017 at 8:33 AM, Guarnaccia, Dolores
<Dolores.Guarnaccia@searshc.com> wrote:

Leo, what historical requirements is the City putting on Boyle?
We would like to open some windows. Wondering if it's to the below picture or something else?

<image001.jpg>

Dolores M Guarnaccia

Director, Construction - Real Estate

**Office: BC-170B -3333 Beverly Road – Hoffman Estates, IL
60179**

(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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EXHIBIT 16

From: [Jimmy Shomof](#)
To: [Jonathan Shomof](#); [Kupetz, David S.](#); [Wu, Claire K.](#)
Cc: [Izek Shomof](#); [Diony Rebata](#); [Ericson Alvir](#)
Subject: Fwd: FW: 1008 Sears Boyle Heights, CA - Air Conditioning
Date: Monday, June 24, 2019 5:19:12 PM

Jimmy Shomof
shomof | group
724 S. Spring St. 8th Floor
Los Angeles, CA 90014
Office: [213-378-1007](#)
Cell: [310-780-7435](#)

----- Forwarded message -----

From: **Guarnaccia, Dolores** <Dolores.Guarnaccia@searshc.com>
Date: Mon, Mar 5, 2018 at 8:31 AM
Subject: FW: 1008 Sears Boyle Heights, CA - Air Conditioning
To: Leo Pustilnikov <leo@slhinvestments.com>, Jimmy Shomof
<jimmy@shomofgroup.com>

Did you receive your Seismic permit? if so can you share a detailed schedule? Thank you

Dolores M Guarnaccia

Director, Construction - Real Estate

Office: BC-170B -3333 Beverly Road – Hoffman Estates, IL 60179

(P)847.286.7538 (M)224.558.4003 (F)847.286.2805

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From: Guy, Damon
Sent: Friday, March 02, 2018 7:03 PM
To: Guarnaccia, Dolores <Dolores.Guarnaccia@searshc.com>
Cc: Higley, Howard <Howard.Higley@searshc.com>; Guy, Damon
<Damon.Guy@searshc.com>
Subject: 1008 Sears Boyle Heights, CA - Air Conditioning

Dolores,

As I make plans in air conditioner preparation for the season. I would like to know if the Landlord has plans to connect the RTUs that they have installed on the roof of the old parts & repair center. Can you please provide me with an estimated date when these new RTUs will be tied into the store?

Thank you,

Damon Guy

District Facilities Manager

Cell #: (714) 944-3002

damon.guy@searshc.com

Vendor Numbers for After Hour Calls

Commercial Solutions (Doors & Glass)	(866) 698-6253;
Forklift Repairs: Crown Lifts	(800) 983-6314
Consolidated Fire	(866) 556-4501
ADT	(800) 428-7124
Protection One	(855) 471-7327
Oakleaf Compactor/Baler	(888) 625-5323
Sears Systems Help Desk	(800) 998-1500
Schindler	(800) 225-3123
Risk Management	(800) 727-0121;
KBS Escalation Desk	(888) 553-2663
Diversified Escalation Hotline	(866) 337-7724
Phoenix Energy	(877) 579-4917 option "2"

QMT Work Orders: <https://smart.searshc.com/apps/support/action/action.asp?header=FACILITIES>

Phoenix Website: <https://edx.phoenixet.com/shc/Main.aspx?lid=1169&tab=AHU>

SHC Connect: <https://connectmc.searshc.com/>

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EXHIBIT 17

East River Group LLC

206 W 6th Street, Suite #100
Los Angeles, CA 90014

Invoice

Date	Invoice #
1/23/2019	01-001PR

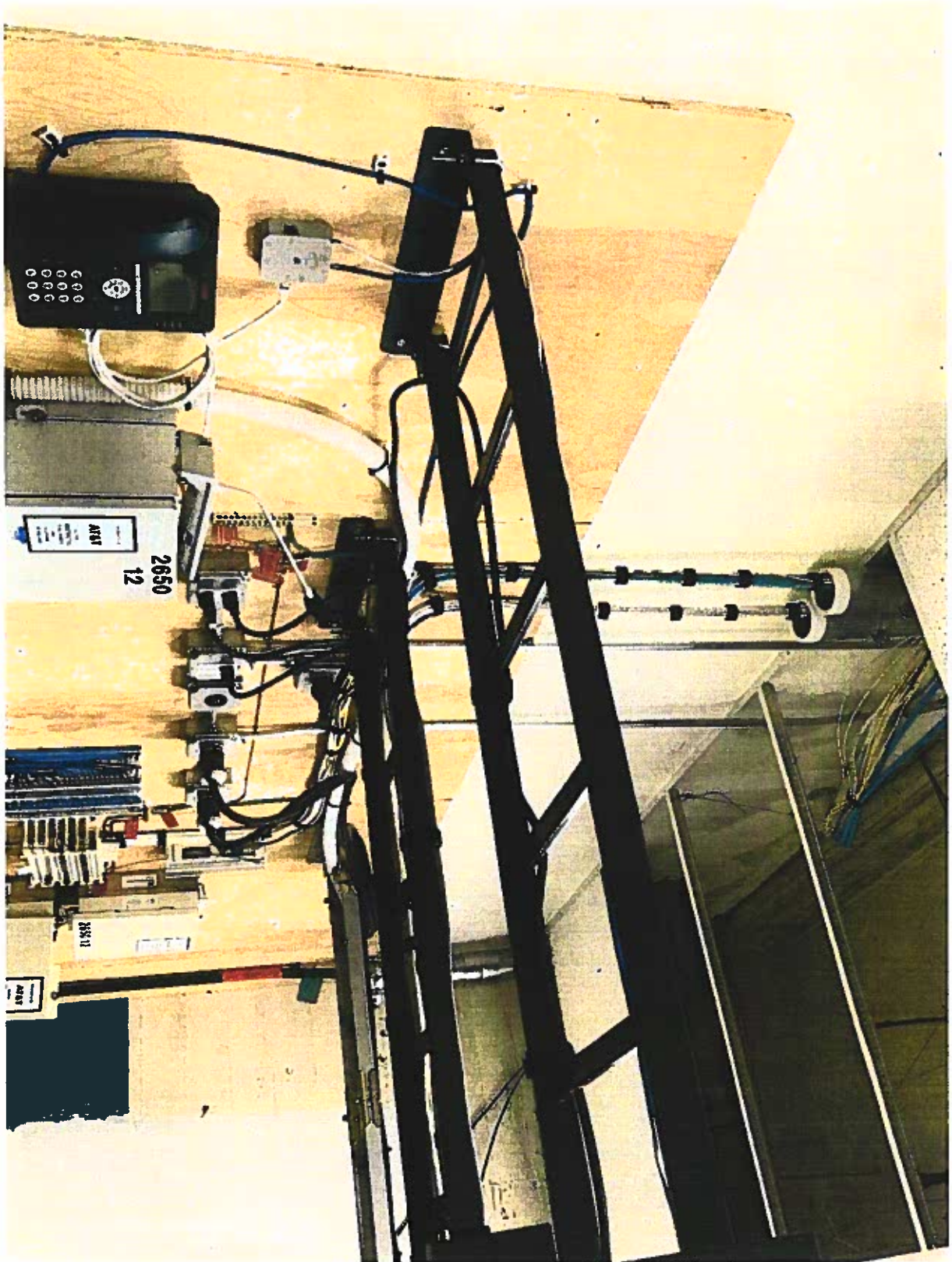
Bill To
SEARS Holdings Accounting Service Center 2301 West Plano Parkway Ste # 201 Plano, Texas 75075

Quantity	Description	Rate	Amount
	Sears Property Reimbursement:		
	Server Room:		
	Equipment	\$ 205,266.18 *	
	IT Room Construction	<u>69,850.00</u>	
	HVAC	2,600.00	
	Sears Façade-Glass	12,000.00	
	Consultants:		
	Historic (Chattel, Inc.)	\$ 22,171.00	
	Charles Tan	<u>10,762.62</u>	
		32,933.62	\$ 322,649.80
	* NOTE: Assuming Sears did not pay the equipment.		
	PLEASE MAKE CHECK PAYABLE AND SEND TO:		
	East River Group LLC 206 W 6th Street, Suite #100 Los Angeles, CA 90014		
		Total	\$ 322,649.80

EXHIBIT 18

SERVER ROOM

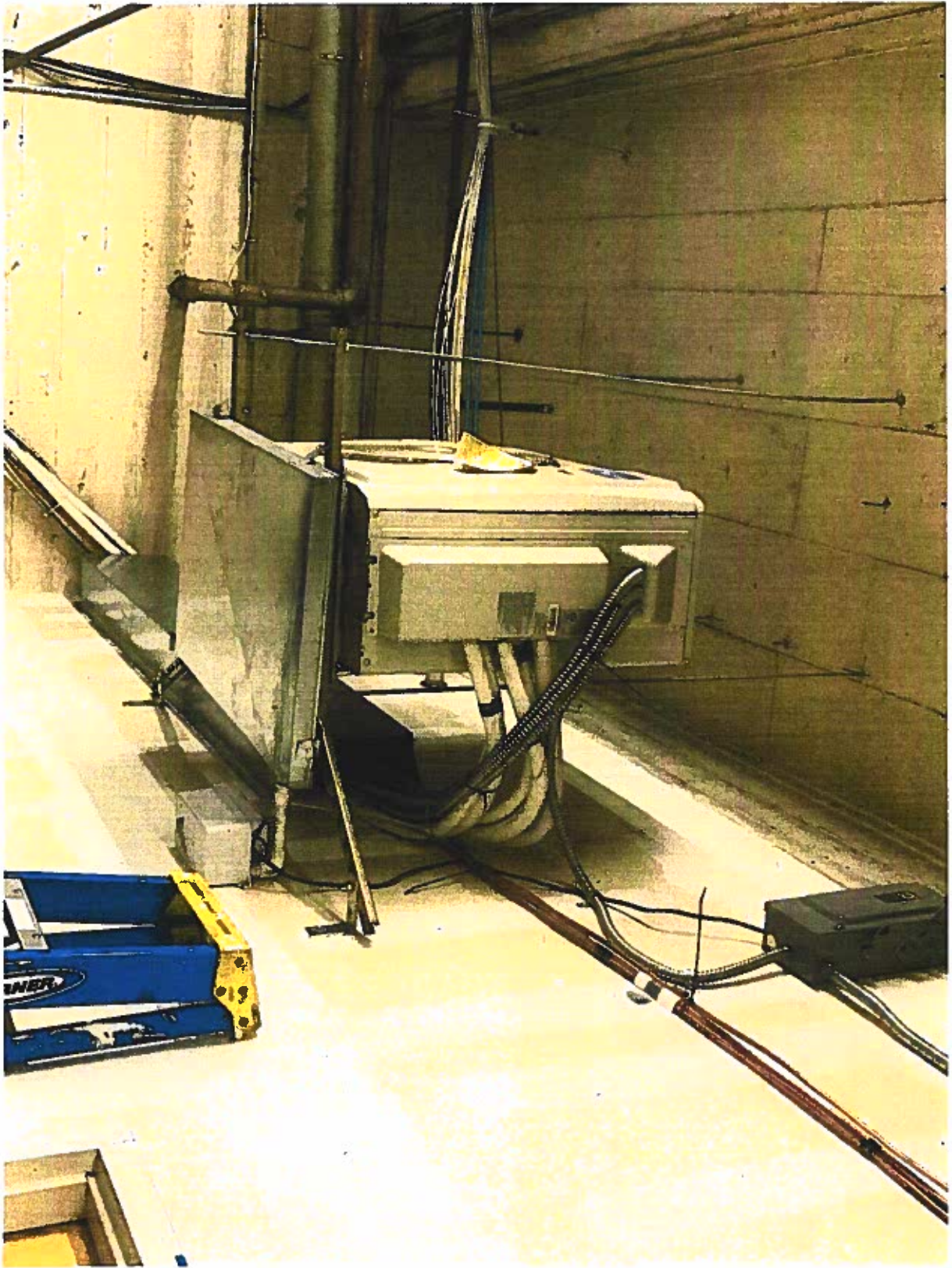




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SERVER ROOM





SERVER ROOM



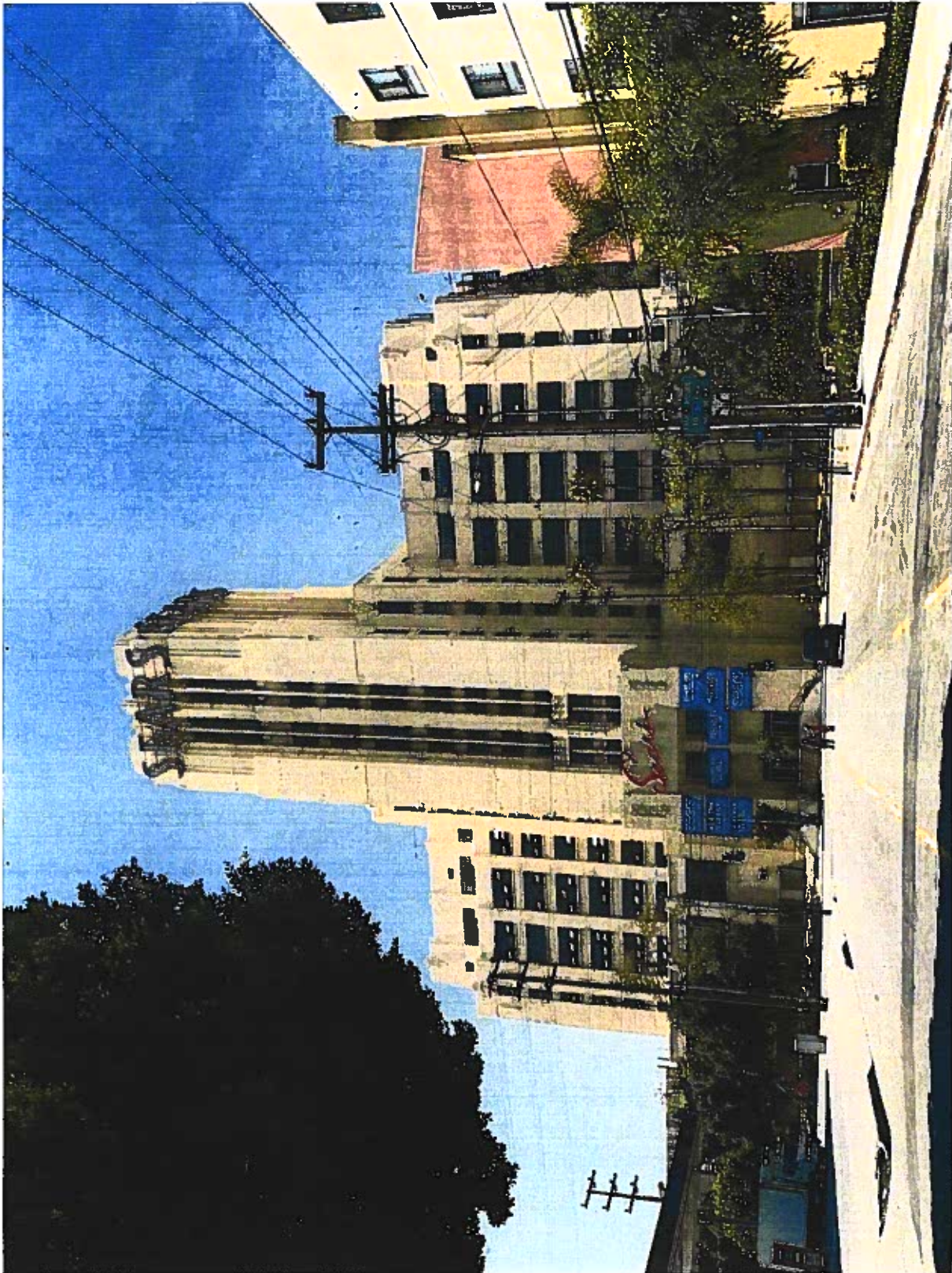
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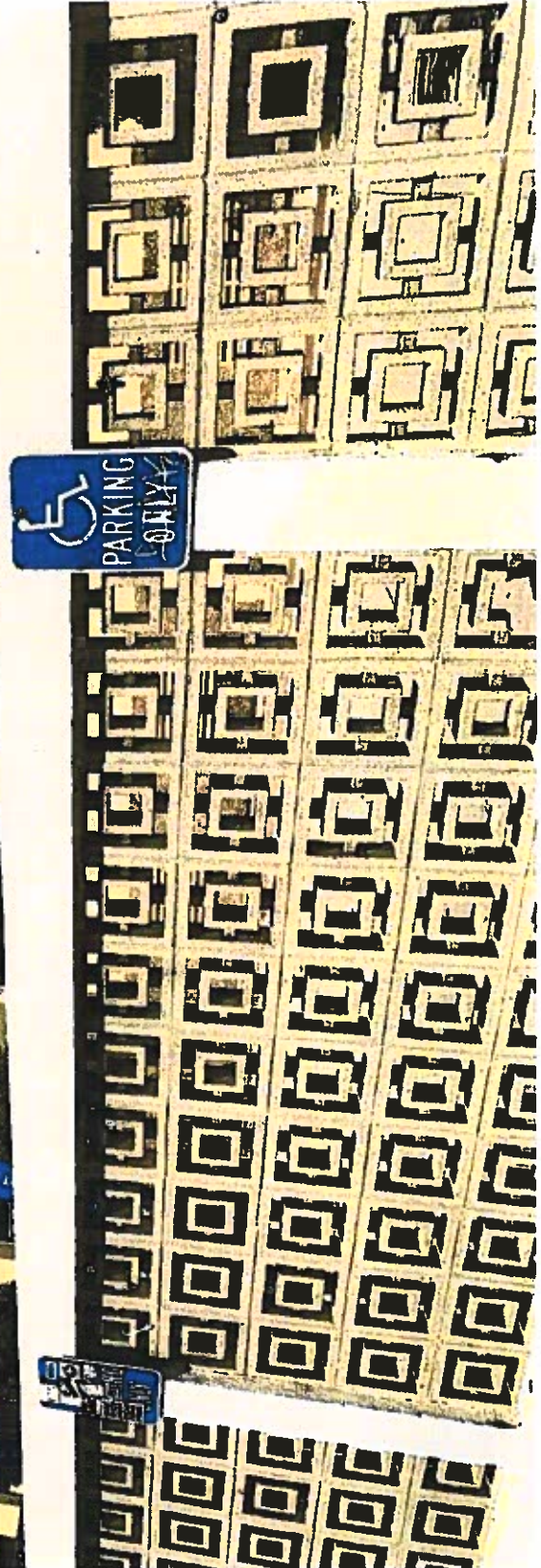
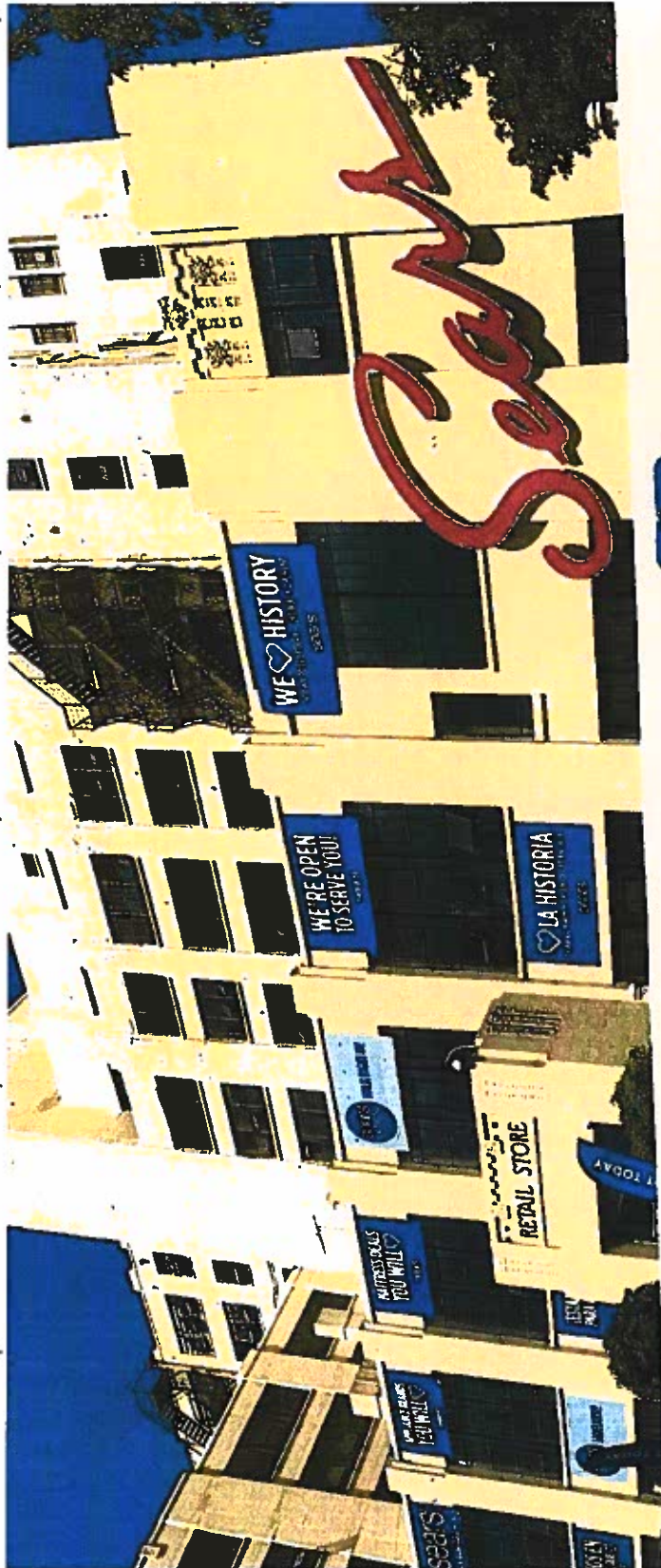


EXHIBIT 19

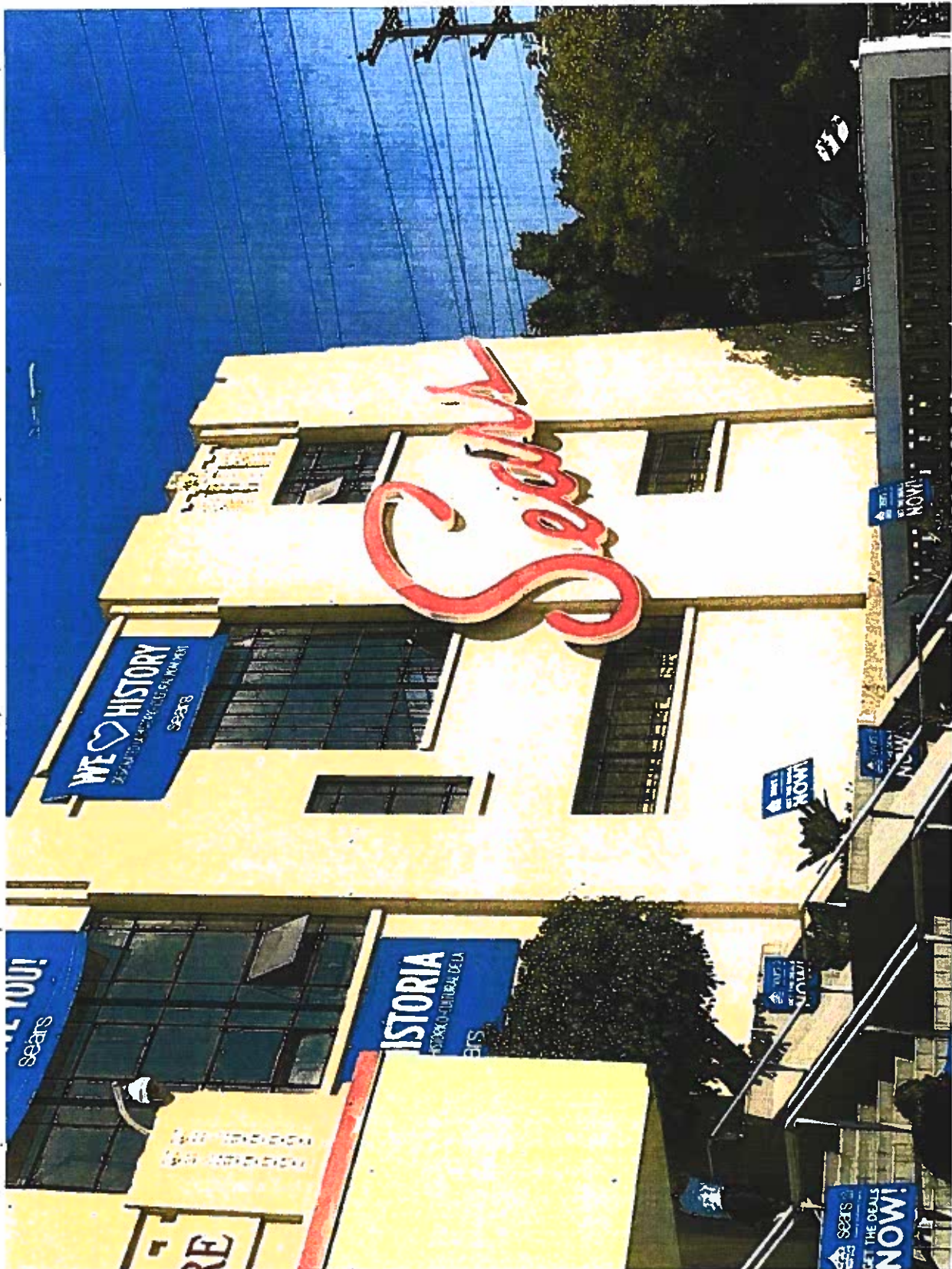
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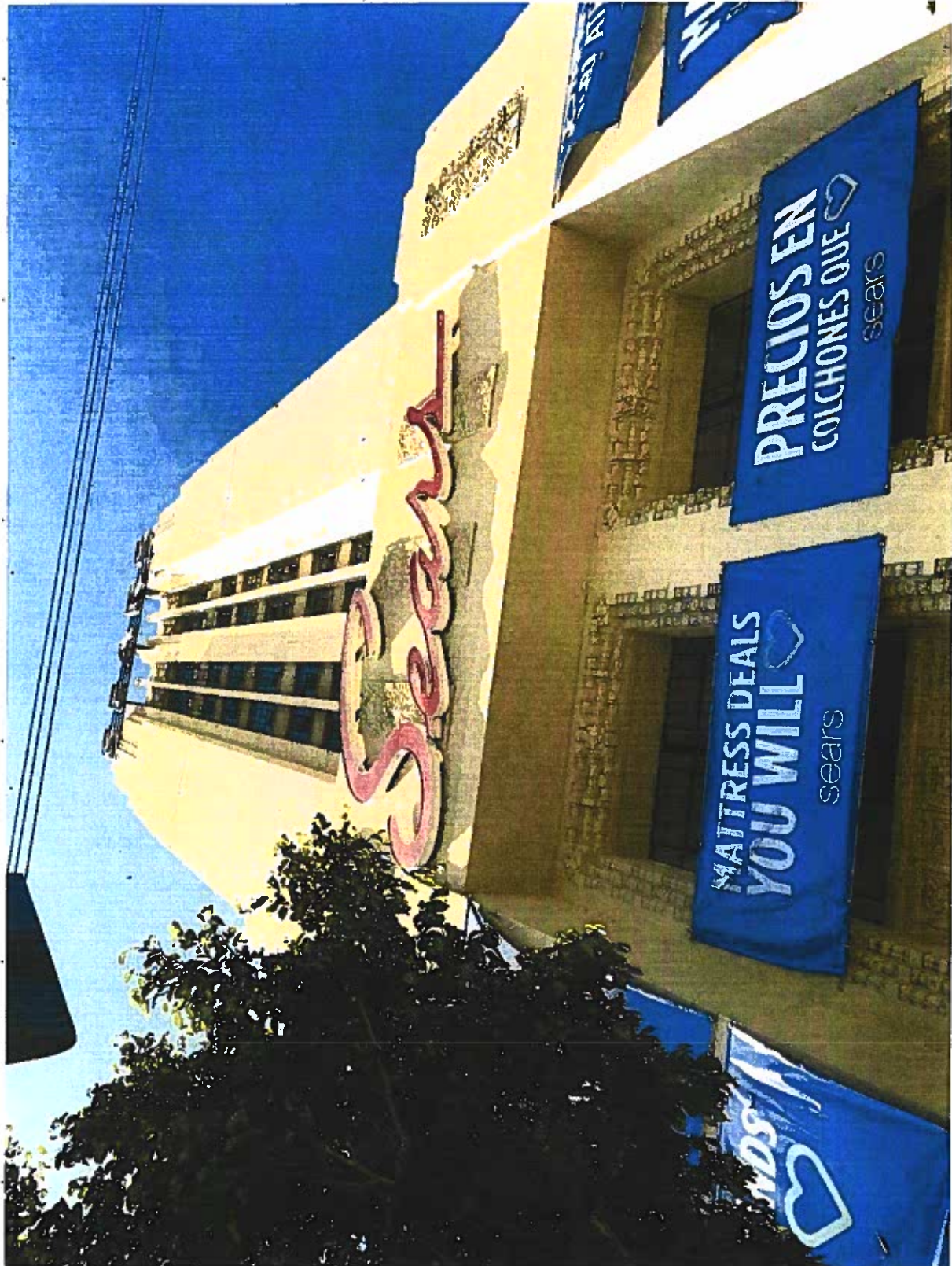
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